

311. 21/2/25

DEED OF APARTMENT

9  
E8C2  
2025

NAME :- MR. VAIBHAV LILADHAR PATIL  
MISS. MONALI SURESH MORE ALIAS  
MRS. MONALI VAIBHAV PATIL.

FLAT NO. :- A-1201

PROJECT NAME : SHREE TIRUMALA OMKAR APARTMENT

28/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 6482/2024

नोंदणी :

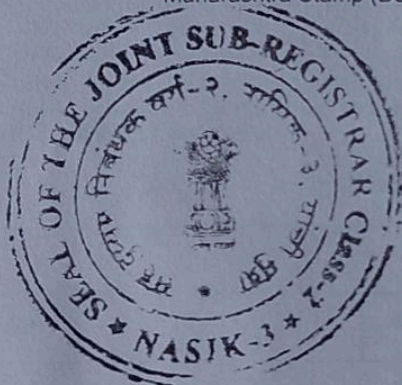
Regn:63m

गावाचे नाव : आनंदवल्ली

(1) विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2) मोवदला	3188470
(3) वाजारभाव(भाडेपट्टयाच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2278000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका नाशिक हद्दीतील मौजे आनंदवल्ली नाशिक येथील सर्व्हे नं. 45/1ए 1बी 1सी 1डी 1इ/1 यांसी क्षेत्र 5309.13 चौ. मी. या मिळकतीवरील बांधीव श्री तिरुमाला ओमकार अपार्टमेंट मधील ए.विंग मधील बागाच्या मजल्यावरील फ्लॅट नं. ए.-1201 यांसी कोर्पेट क्षेत्र 51.42 चौ.मी. वाल्कनी क्षेत्र 8.20 चौ.मी. हि मिळकत( ( Survey Number : 45/1A 1B 1C 1D 1E/1 ; ) )
(5) क्षेत्रफळ	1) 59.62 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री तिरुमाला विल्डकॉन तर्फे श्री.अखिल ललित रंगटा तर्फे वि.मु. श्री. चेतन सुरेश परदेशी वय:-; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री तिरुमाला आशिर्वाद अपार्टमेंट, ब्लॉक नं: पेंडनगर रोड, रोड नं: नाशिक, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422009 पॅन नं:-ACYFS9672G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-वैभव लीलाधर पाटील वय:-38; पत्ता:-प्लॉट नं: फ्लॅट नं: ए-1201, , माळा नं: श्री तिरुमाला ओमकार अपार्टमेंट, इमारतीचे नाव: आनंदवल्ली, ब्लॉक नं: डिस्ट. नाशिक, रोड नं: -, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422013 पॅन नं:-BBDPP5550R 2): नाव:-मोनाली सुरेश मोरे उर्फ मोनाली वैभव पाटील वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं: ए-1201, , माळा नं: श्री तिरुमाला ओमकार अपार्टमेंट, इमारतीचे नाव: आनंदवल्ली, ब्लॉक नं: डिस्ट. नाशिक, रोड नं: -, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422013 पॅन नं:-BEUPM3411E
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6482/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण करागनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करागनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारतांना 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.



सूची क्र.11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत  
अस्तित्वात असल्याचे नोंदविलेले

सह. दुय्यम निबंधक वर्ग-२

नाशिक-३.

1

नसम-३

दस्ता क्र. (६६/२०२४)

२-०६



|| Shree ||

Zone No. 5.5

Govt. Valuation Rs. 22,78,000/-

Consideration Rs. 31,88,470/-

AGREEMENT FOR SALE REGISTRATION NO. 3422 DATED 12/03/2021.

STAMP DUTY RS. 95,700/- PAID ON AGREEMENT FOR SALE

REG. FEE RS. 30,000/- PAID ON AGREEMENT FOR SALE

**DEED OF APARTMENT  
(CONVEYANCE DEED)**

This DEED OF APARTMENT (Conveyance Deed) made and executed at Nashik on this 28<sup>th</sup> day of June in the year Two Thousand Twenty-Four.

**BY AND BETWEEN**

**SHREE TIRUMALA BUILDCON, A Partnership Firm,**

**PAN NO: ACYFS 9672G**

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

Through its partner

**MR. AKHIL LALIT ROONGTA.**

Age: 36, Occ.: - Business

Hereinafter called as “PROMOTER/BUILDER/DEVELOPER,”  
(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. MR. VAIBHAV LILADHAR PATIL.**

Age: 38,

Pan No: BBDPP5550R

Aadhar No: 2267 5386 2669

*(Handwritten signature)*

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दस्त क्र. (६०२)
३-००६



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**2. MISS. MONALI SURESH MORE ALIAS  
MRS. MONALI VAIBHAV PATIL.**

Age : 35,

Pan No: BEUPM3411E

Aadhar No: 3876 1151 2316

**Both R/At:** Flat No. A-1201, Shree Tirumala Omkar Apartment,  
Anandwalli, Dist. Nashik-422013.

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. 66 i.e. FLAT NO. A-1201 on Twelfth Floor, (herein after referred to as the said “Flat”) in the ‘A’ Wing of the project called as **SHREE TIRUMALA OMKAR APARTMENT** DECLARED AS APARTMENT UNDER THE PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT BY DEED OF DECLARATION DATED 06/07/2023.

WHEREAS the property mentioned in Schedule “I” herein below bearing **S. No. 45/1A 1B 1C 1D 1E/1 admeasuring land area 5309.13 sq. mtrs.**, lying and being at Mauje Anandwalli, 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 the said property is purchased by the said Promoters from the previous owner Mr. Manoj Jaikumar Tibrewala and Smt. Gunvanti Jaikumar Tibrewala by registered Sale Deed which was duly registered at the office of Sub-Registrar, Nashik 4 at document Sr. No. 207 on 07.01.2019. On the basis of the said Sale Deed Mutation Entry No. 11614 is certified for recording the names of the Promoter in the “Ownership” column of the 7/12 extract.

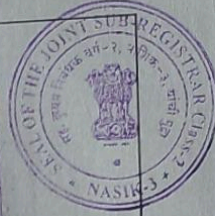
AND WHEREAS the said property is converted to Non-Agricultural use and a permission U/s. 44 of Maharashtra Land Revenue Code from Collector, Nashik, Bearing No. Maha/Kaksha-3/4/NAPN/260/2010, Nashik dated

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दस्तावेज क्र.

५७८२/२०१४

२०१५



30.04.2011 and also Tahsildar Nashik has issued non-agricultural sanad vide their order No. Kra. Jama-1/SR/1741/2013 Nashik dated 23/10/2013. AND WHEREAS out of the said property, area admeasuring 287.99 Sq. meters is converted for **Commercial Non-Agricultural** use as per order of Collector, Nashik, Bearing No. Kra. Masha/Kaksha-3/7-2/S.R./52/2019, Nashik dated 09.07.2019 and also Tahsildar Nashik has issued non-agricultural sanad vide their order No. Kra. Jama-1/Regi. No./100/2019 Nashik dated 16/12/2019 Accordingly, the N.A. 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 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 such 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.

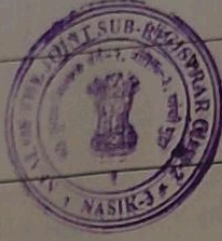
AND WHEREAS the title of the said property is clear, valid and marketable. Therefore, the said property is a fit property for causing development on it by constructing a project of Residential and Commercial tenements.

AND WHEREAS the Promoter had purchased T.D.R for utilisation on this project from D.R.C. No.801 from Mr. Viraj Vilas Shah by registered Sale Deed which was duly registered at the office of Sub-Registrar, Nashik - 5 at document Sr. No. 1148 dated 08.02.2019.

AND WHEREAS the Promoter had prepared building plan for the said property and the plan for the construction of the building consisting of Residential and Commercial premises is approved by the Nashik Municipal Corporation by their **Commencement Certificate No. LND/BP/A1/49/2019, dated 11.02.2019**. Thereafter, the Promoter has revised the Building Plan and the revised plan is approved by the Nashik Municipal Corporation by their **Commencement Certificate No. LND/BP/A1/166/2020, dated 06.01.2020**.

AND WHEREAS the construction of the proposed **SHREE TIRUMALA OMKAR APARTMENT** is commenced and completed by the

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५-१०६



Promoter and the Nashik Municipal Corporation has issued Completion/ Occupancy certificate for Basement + Ground Floor vide letter No. **Jawak No / Nanivi / A1 / 27518 / 2021 dated 10/02/2021**. Thereafter, the Nashik Municipal Corporation has issued the Completion/ Occupancy Certificate for First to Fourteenth Floor vide their letter No. **Jawak No/Nanivi/A1/30569/2023 dated 19.01.2023**.

AND WHEREAS the Promoter has agreed to submit the said property namely "**SHREE TIRUMALA OMKAR APARTMENT**" under the provisions of Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as the 'SAID ACT'). The Promoter being the Grantor under the said Act has executed a **Deed of Declaration** as per the provision of the said Act, which has been duly registered in the office of the Sub-Registrar **Nashik-4 at Sr. No. 7877 on 06/07/2023**.

AND WHEREAS the Allottee herein was in need of Residential premises and therefore approached the Promoters. On mutual discussion between the Allottee and the Promoters, transaction was settled for sale of unit i.e. **Flat No. A-1201 in A wing** more particularly described in Schedule-II hereunder written and herein after referred to as the "said premises" together with rights available thereto, the Allottee decided to purchase the said premises at or for **Rs. 31,88,470/- (Rupees Thirty One Lakhs Eighty Eight Thousand Four Hundred Seventy Only)**. Accordingly, an Agreement for Sale had been registered in the office of the **Sub-Registrar Nashik-4 at Sr. No. 3422 on 12/03/2021**.

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 Allottees 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 Maharashtra Apartment Ownership Act, 1970.

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दस्तावेज क्र.	(1028)



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 **SHREE TIRUMALA OMKAR APARTMENT** registered under the provision of the said Act.

AND WHEREAS the title of the said premises is now transferred by this Deed of Apartment, from the Promoters to the Allottee/s on the strength of the Apartment formed.

**NOW THIS DEED WITNESSETH AS UNDER.**

1. The terms and conditions were settled by and between the parties and the consideration of the said premises as agreed between the Allottee and the promoters to the tune of **Rs. 31,88,470/- (Rupees Thirty One Lakhs Eighty Eight Thousand Four Hundred Seventy Only)** was agreed. The parties declare that the said amount of consideration is true and correct and is relevant and reasonable on considering the prevailing market rates of the said premises. The said amount of consideration has been paid by the Allottee to the promoters before execution of this deed and separate receipts are issued for the same.
2. The Promoters hereby admits the receipt of the said consideration amount and the Promoters do hereby grant and transfer by way of sale to the Allottee forever all that the said premises along with percentage of ownership right of the said premises having description in detail as per Schedule II hereunder written.
3. The said declaration of **SHREE TIRUMALA OMKAR APARTMENT** is registered with the Sub-registrar, Nashik and all sales are subject to the said declaration of Apartment.
4. The said premises are constructed and designed as per the approved plan, a copy of which is already supplied to the Allottee /s & therefore not annexed hereto.
5. The Promoters has assigned and transferred all the rights, title and interest over the said unit, in favour of the Allottee so as to use and possess the said unit for the valid Residential purpose and to hold it and to have it, as a perpetual owner along with all the benefits and rights available and granted for the said unit and under the provisions of the Maharashtra Apartment

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18. The Allottee is/are free to record their name in the record of rights and where-ever necessary and the Promoters shall consent the same.

19. The present deed is the final conveyance in favour of the Allottee.

20. The Agreement for Sale has been registered in the office of the Sub-Registrar Nashik-4 at Sr. No. 3422 on 12/03/2021. The required stamp duty of Rs. 95,700/- along with registration fees of Rs. 30,000/- are duly paid and therefore this deed is made and registered on a E-Challan of Rs. 100/-.

#### SCHEDULE- I

##### (THE SAID PROJECT LAND REFERRED TO ABOVE)

All that piece and parcel of the land bearing S. No. 45/1A 1B 1C 1D 1E/1 admeasuring land area 5309.13 sq. mtrs., lying and being at Mauje Anandwalli, Dist. Nashik, which property is bounded as shown below:

- On or towards East : Adj. Sv. No. 45/1A 1B 1C 1D 1E/2
- On or towards West : area out of Adj. Sv. No. 45
- On or towards South : 24 mtrs DP road
- On or towards North : Sv. No. 47/1

#### SCHEDULE- II

##### (OF THE SAID PREMISES REFERRED TO ABOVE)

Carpet area of Flat about 51.42 square meters i.e. 553.28 square feet along with balcony area admeasuring 8.20 square meters i.e. 88.23 square feet, having 0.35% ownership and voting rights as per the said Declaration.

1. Flat No: A-1201
2. Wing : A wing
2. Floor: Twelth
3. In the Project Known as : **SHREE TIRUMALA OMKAR APARTMENT**
  - On or towards East :
  - On or towards West : AS PER APPROVED BUILDING PLAN
  - On or towards South :
  - On or towards North :

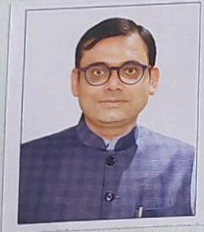


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दस्तावेज क्र. ( 6/6/2024 )  
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IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and set their seals on the day, month and year hereinabove mentioned for Flat No. A-1201 in "SHREE TIRUMALA OMKAR APARTMENT".

SIGNED SEALED & DELIVERED ]  
BY THE WITHIN NAMED ]  
"PROMOTER/BUILDER/DEVELOPER" ]  
SHREE TIRUMALA BUILDCON, ]  
A partnership Firm, ]  
Through its partner ]  
MR. AKHIL LALIT ROONGTA ]



PROMOTER/BUILDERS/DEVELOPER

SIGNED SEALED & DELIVERED BY  
THE WITHIN NAMED PURCHASER/ALLOTTEE  
1. MR. VAIBHAV LILADHAR PATIL



PURCHASER/ALLOTTEE

2. MISS. MONALI SURESH MORE ALIAS  
MRS. MONALI VAIBHAV PATIL



PURCHASER/ALLOTTEE

IN THE PRESENCE OF WITNEESES

1.

2.

नसन-३

दस्ता क्र. ६०८२/२०२३

२४-०६



नाशिक महानगरपालिका, नाशिक

इमारत वापराचा दाखला

ARC-788-23

No. 30569

(पूर्ण/भागशः)

जायक क्र./ननिवि/३०५६९/२०२३

दिनांक : १९/०९/२०२३

श्री./श्रीमती

श्री. विरुमाता लिडकॉन

प्रकल्पाचे ठिकाण व पत्ता : पाईप लाईन रोड, आमंदवळी शिवार नाशिक

संदर्भ : आपला दिनांक ३०/१२/२०२२चा अर्ज क्रमांक अ१/मोसनी/६३

महाशय,

दाखला देण्यात येतो की, आमंदवळी शिवारातील/सि.स.नं., स.नं. ४५/१अ+१०+११+१५+१६/१

प्लॉट नं. — अं.भू. क्र. — मधील इमारतीच्या पहिल्या चौका मजले

मजल्याचे इकडील बांधकाम परवानगी क्र. अ१/१६६/२०२० दिनांक ०६/०९/२०२० अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. सागर कावरे रजिस्ट्रेशन क्र. २०००/२५८३८

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी कारणासाठी खालील अटी

शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र १५८५३.३५ चौ.मी. या पैकी निवासी १५८५३३५ निवासेतर चौ.मी.

२) एकूण चटई क्षेत्र १६००९.८६ चौ.मी. या पैकी निवासी १६००९.८६ निवासेतर चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी कारणाकरिताच करता येईल.

२) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ७३९९०४२५

अग्निशमन विभागाचा अंतिम दाखला क्रमांक

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक NMC/Fire/WS/MIXED-15/2022 Date 24/11/2022

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७) तपासणी चांजेस २-रूपये १३५०१-फॉर्म-१२२५ दिनांक ३०/०६/२२

अन्वये झाले आहे (८) तपासणी चांजेस २-रूपये १६०२०१-फॉर्म

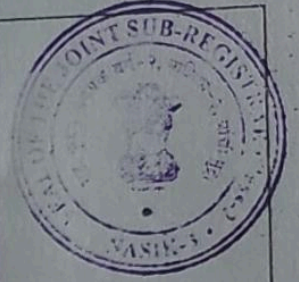
१६६२ दिनांक २६/११/२०२२ रोजी झाले आहे.

कार्यकारी अभियंता (नगररचना)  
नाशिक महानगरपालिका, नाशिक



नसन-३

दस्ता क्र. (६४८२/२०१९)



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 : P51600021906

Project SHREE TIRUMALA OMKAR APARTMENT Not Bearing / CTS / Survey / Final Plot No.: S. NO. 45/1A, 1B, 1C, 1D, 1E/1 at Aanandwall, Nashik, Nashik, 422013;

1. Shree Tirumala Buildcon having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422009.
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 (1) 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 08/08/2019 and ending with 30/06/2023 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  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 28-04-2020 10:35:38

Dated: 08/08/2019  
Place: Mumbai

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