

136/4594

पावती

Original/Duplicate

Monday, November 18, 2019

नोंदणी क्र. :39म

12:11 PM

Regn.:39M

पावती क्र.: 6704 दिनांक: 18/11/2019

गावाचे नाव: देवपूर धुळे नगरपालीका क्षेत्र

दस्तऐवजाचा अनुक्रमांक: दलन1-4594-2019

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: -श्री पराग सुभाष अहिरे रा.103,नेताजी काँलनी,देवपूर,धुळे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 1240.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:19 PM ह्या वेळेस मिळेल.

Sub Registrar Dhule 1

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008430580201920E दिनांक: 18/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1140/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1811201901069 दिनांक: 18/11/2019

बँकेचे नाव व पत्ता:

Scanned Doc
8/11/2019-1



CHALLAN
MTR Form Number-6

GRN	MH008430580201920E	BARCODE			Date	18/11/2019-10:47:29	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name DUL1_HQR SUB REGISTRAR DHULE 1				Full Name		PARAG SUBHASH AHIRE		
Location DHULE				Flat/Block No.		CTS NO 4780/73		
Year 2019-2020 One Time				Premises/Building		485.5 SQ MTR		
Account Head Details			Amount In Rs.	Road/Street		DEOPUR		
0030046401 Stamp Duty			500.00	Area/Locality		PIN 4 2 4 0 0 1		
0030063301 Registration Fee			100.00	Town/City/District		Remarks (If Any)		
				SecondPartyName=SURESH DEVIDAS BANCHABHAI		दलन-9		
				Amount In		Six Hundred Rupees Only		
				Words		2099		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332019111810605	240682086	
Cheque/DD No.				Bank Date	RBI Date	18/11/2019-10:48:05	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9822894444

सदर चलान केवल दुरायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-136-4594	0004335376201920	18/11/2019-12:11:16	IGR366	
2	(IS)-136-4594	0004335376201920	18/11/2019-12:11:16	IGR366	100.00
Total Defacement Amount					500.00
					600.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1811201901069

Receipt Date 18/11/2019

Received from PARAG SUBHASH AHIRE, Mobile number 9822894444, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered on Document No. 4594 dated 18/11/2019 at the Sub Registrar office S.R. Dhule 1 of the District Dhule.

DEFACED

₹ 1140

DEFACED

Payment Details

Bank Name IBKL

Payment Date 18/11/2019

Bank CIN 10004152019111800927

REF No. 240684158

Deface No 1811201901069D

Deface Date 18/11/2019

This is computer generated receipt, hence no signature is required.

दलन-९		
२५९४	२	५०
२०९९		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARAG SUBHASH AHIRE
SUBHASH WAMAN AHIRE

13/06/1976

Permanent Account Number

ADEPAB1256





CHALLAN
MTR Form Number-6



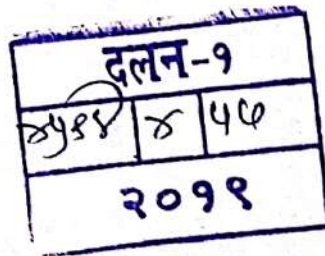
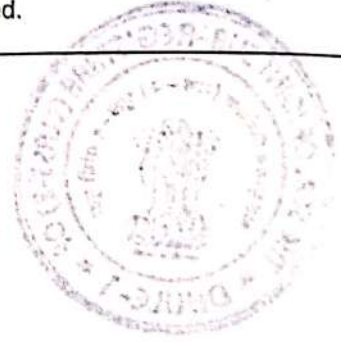
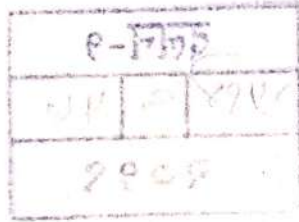
SRN	MH008430580201920E	BARCODE	Date		18/11/2019-10:47:29	Form ID	25.1	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty					
Registration Fee			Payer Details					
Office Name			DUL1_HQR SUB REGISTRAR DHULE 1		Full Name			PARAG SUBHASH AHIRE
Location			DHULE		Flat/Block No.			CTS NO 4780/73
Year			2019-2020 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			485.5 SQ MTR
0030046401 Stamp Duty			500.00		Area/Locality			DEOPUR
0030063301 Registration Fee			100.00		Town/City/District			
					PIN			4 2 4 0 0 1
					Remarks (If Any)			
					SecondPartyName=			SURESH DEVIDAS PANCHABHAI-
					दलन-9			
					४९४ ३ ५६			
					२०९९			
Total			600.00		Amount In			Six Hundred Rupees Only
Payment Details			IDBI BANK		Words			
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN	Ref. No.	69103332019111810605	240682086		
Name of Bank			Bank Date	RBI Date	18/11/2019-10:48:05	Not Verified with RBI		
Name of Branch			Bank-Branch		IDBI BANK			
			Scroll No. , Date		Not Verified with Scroll			

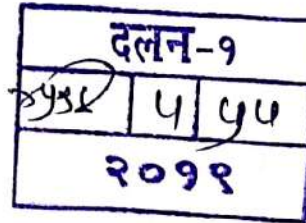
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी नुं करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9822894444

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1811201901069	Date 18/11/2019
Received from PARAG SUBHASH AHIRE, Mobile number 9822894444, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Dhule 1 of the District Dhule.	
Payment Details	
Bank Name IBKL	Date 18/11/2019
Bank CIN 10004152019111800927	REF No. 240684158
This is computer generated receipt, hence no signature is required.	





DEED OF DECLARATION

GANGADEVI PADMSHRI RESIDENCY - V

THIS DECLARATION is made at DHULE this 18 th day of November 2019 by

Shri PARAG SUBHASH AHIRE

Age 42 years Business
residing at Deopur Dhule
Tal & Dist Dhule

hereinafter for brevity's sake referred to as the "Grantors" and who are fully empowered and qualified to execute this Deed do hereby state as follows:
1. That the Grantors won the following land situated at Deopur Taluka & Dist Dhule, which is more particularly described in the Schedule hereunder written.



खान-9		
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THE SCHEDULE ABOVE REFERRED TO

(Description for the property)

Situated at Deopur Taluka & Dist Dhule, in the well known area famous as in Dhule Municipal Corporation Limits, bearing Plot No.73 out of Survey no.8 & 14/2 adm.485.5 sq.mtr as per CTS and 485.50 sq mtr as per 7/12 .

Land bearing Survey no.8 & 14/2 is converted into non-agriculture residential purpose by the order of Ho'ble Collector Dhule bearing order No. CTS-1857-2049 Dhule dated 09-08-1957

According to M.E. No. 31091 and 29694 that Mr. PARAG SUBHASH AHIRE , has developing that of Plot No.73 out of S.No.8 & 14/2 adm.485.50 sq.mtr as per CTS and 485.50 sq mtr as per 7/12 situated at Deopur ,Dhule From CHANDRAKANT DEVIDAS PANCHBHAI AND OTHER 7 the said M.E. No. 31091 and 29694 is effected on.

Thus now Mr. Parag Subhash Ahire are the quawners of the Plot No.73 out of S.No.8 & 14/2 admeasuring 485.50 sq.mtr as per CTS and 485.50 sq mtr as per 7/12 situated at Deopur Dhule.

After that the Mr. Parag Subhash Ahire owners of the said land constructing the residential apartment on the said land i.e.on Plot No.69 in the name and style as "PADMSHRI RESIDENCY - V"

2. That the Grantor have constructed on the parcel of land described above a building known as "GANGADEVI PADMSHRI RESIDENCY - V" according to the plans attached hereto as Exhibit 'A' which was approved by the Dhule Municipal Corporation, Dhule no DDDMC/B/2019/APL/00851 on Dt.09/10/2019 and which are made a part hereof. The postal address of the building is Plot No.73,Jaihind Colony, Deopur, Dhule.

3. The said building consists of a ground and 3 upper floors.The said Apartment is for residential purposes only are all capable of individual utilization on account of having their own exit to a common area and facilities of the Building and the Apartment will be sold to one or more owners each owner obtaining a particular and exclusive property within the meaning of any law for the time being in force in the State (hereinafter referred to as "family unit") and also an undivided interest in the general and / or restricted common areas and facilities of the building, as listed hereinafter in this Deed.Necessary for their adequate use and enjoyment and hereinafter referred to as "general and / or restricted common areas and facilities", all of the above in accordance with the Maharashtra Apartment Ownership act, 1970.

4. That the aforesaid building has a total area, total built up area, FSI, TDRS, Area for each family Units,General and / or restricted area and Common area and facilities are as per the plan attached herewith marked as Esh.A

1. Area of Plot-	485.50 sq.mtr.
2. Deductions -	Not Applicable
3. Net Area -	485.50 sq.mtr.
4. FSI permissible-	1.4
5. Total Floor Area -	675.04 sq.mtr.

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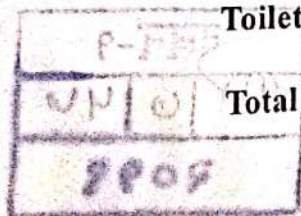
6.	Total Area For Basement House Hold Storage -	34.13 sq.mtr.
7.	Total Stilt Ground Floor Area For Commercial -	37.87 sq.mtr.
8.	Total Stilt Ground Floor For Residential -	150.76 sq.mtr.
9.	Total First Floor Area -	150.76 sq.mtr.
10.	Total Second Floor Area-	150.76 sq.mtr.
11.	Total Third Floor Area-	200.35 sq.mtr.
12.	Total Parking provided -	17.28 sq.mtr.
13.	Area of Stair Case -	2.25 sq.mtr.
14.	Area of Lift -	per floor

15.	Floor Area -	34.13 sq.mtr.
A.	Total Area For Basement House Hold Storage -	37.87 sq.mtr.
B.	Total Stilt Ground Floor Area For Commercial -	150.76 sq.mtr.
C.	Total Stilt Ground Floor For Residential -	150.76 sq.mtr.
D.	Total First Floor Area -	150.76 sq.mtr.
E.	Total Second Floor Area-	150.76 sq.mtr.
F.	Total Third Floor Area-	150.76 sq.mtr.

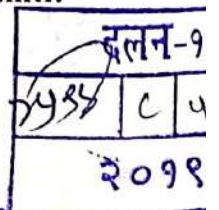
- 1) **Basement House Hold Storage**
 Shop No.6- 2.6 m.x 3 m. = 6.18 sq m , Shop No.7 - 2.07 m.x 3 m. = 6.21 sq m
 Shop No.8 - 2.03 m.x 3 m. = 6.09 sq m , Shop No.9 - 2.1 m.x 3 m. = 6.3 sq m
 Shop No.10- 2.1 m.x 3 m. = 6.3 sq m
Total Carplate Area 31.08 sq mtr. Total Builtup Area 34.13 sq.mtr.

- 2) **Stilt Ground Floor Area For Commercial Shop**
 Shop No.1- 2.1 m.x 3 m. = 6.3 sq m , Shop No.2 - 2.1 m.x 3 m. = 6.3 sq m
 Shop No.3- 2.03 m.x 3 m. = 6.09 sq m , Shop No.4 - 2.07 m.x 3 m. = 6.21 sq m
 Shop No.5- 2.06 m.x 3 m. = 6.18 sq m
Total Carplate Area 31.08 sq mtr. Total Builtup Area 37.87 sq.mtr.

- 3) **Stilt Ground Floor For Residential**
 Flat No.1
 Hall 5.23 m.x 2.4 m.
 Kitchen 2.1 m.x 3.25 m.
 Study room 2.4 m.x 2.4 m.
 Bedroom 3.03 m.x 2.5 m.
 Toilet 1.2 m.x 2.4 m.



Total Carplate Area 33.82 sq.mtr.



Flat No.2	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

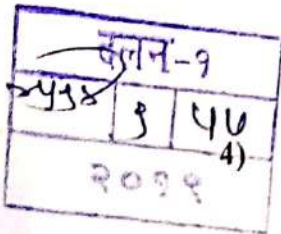
Total Carpate Area 33.82 sq.mtr.

Flat No.3	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.

Flat No.4	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.



First Floor Flat

Flat No.5	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.



Flat No.6	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.

Flat No.7	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.

Flat No.8	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.

5) Second Floor

Flat No.9	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

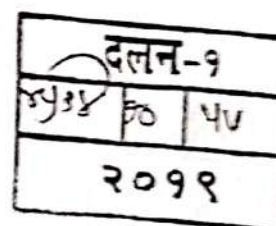
Total Carpate Area 33.82 sq.mtr.

Flat No.10	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.

Flat No.11	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.

Total Carpate Area 33.82 sq.mtr.

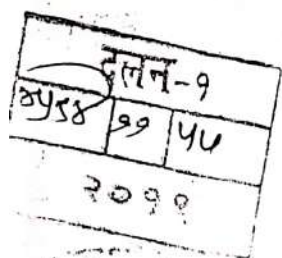


Flat No.12	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.
Total Carpate Area	33.82 sq.mtr.

6) Third Floor

Flat No.13	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.
Total Carpate Area	33.82 sq.mtr.

Flat No.14	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.
Total Carpate Area	33.82 sq.mtr.



Flat No.15	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.
Total Carpate Area	33.82 sq.mtr.



Flat No.16	
Hall	5.23 m.x 2.4 m.
Kitchen	2.1 m.x 3.25 m.
Study room	2.4 m.x 2.4 m.
Bedroom	3.03 m.x 2.5 m.
Toilet	1.2 m.x 2.4 m.
Total Carpate Area	33.82 sq.mtr.

5. That this Condominium shall be known as GANGADEVI PADMSHRI RESIDENCY - V Condominium and that the family units, and common areas and facilities of the building will be as follows:

(1) Family units : In each of the Ground floors in the side building there are 2 family units as mentioned below. Entire building shall consist of 16 residential units. These family units are numbered as under:

Stilt Ground Floor	:	1 to 4
First Floor	:	5 to 8
Second Floor	:	9 to 12
Third Floor	:	13 to 16

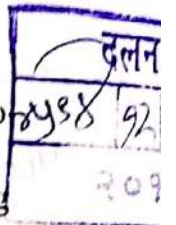
The proportionate share in the common areas and facilities of the Apartment is given in the Schedule hereto annexed and marked annexure A in the plan.

Each family unit is equipped with water connections and electrical wiring. The family units are described as per plan. The measures of a family units include all the outside walls and one half of the brick partition but excluding bearing walls.

Each family unit is an apartment having an area and shape as specifically shown in Exhibit 'A' (Colly) to the Declaration. The boundaries of each family unit are as per the said plan thereof here to annexed as Exhibit 'A'. its main door has access to the corridor of the respective floors.

(2) COMMON AREAS AND FACILITIES

- a) The parcel of land is described in the Schedule of the paragraph First of the Deed.
- b) Parking facilities as shown in Exhibit 'A' attached hereto and consisting of 82.64 sq.mtr.
- c) Stairway area is as per Exhibit 'A' which leads from the ground floor to the 1st floor, 1st floor to 3rd floor and then to terrace.
- d) The lobby which gives access to the units and to the stairway consisting of area is as per Exhibit 'A' on ground and first floors and sq.meters on second and third floors.
- e) Water tank located on the terrace.
- f) Ground water tank with Electric Pump.
- g) Plumbing network throughout the building.
- h) Electrical wiring network throughout the building.
- i) Necessary light and public water connection.
- j) The foundations and main walls. Columns beams and roofs of such buildings as described in the plans which forms part of this deed as Exhibit 'A' (Colly)
- k) Tanks, pumps, motors and in general all apparatus and installation existing for common use.
- l) There are no fire fighting equipment, no compressor ducts, no central air conditioning equipments of heating equipment.
- m) There are constructing the elevator for four person battery backup is facilitated.



6.(a) That right title and interest of each owner of a family unit located on each of the floors in the common area and facilities located in the respective floor and listed under letter(a) to (m) of subparagraph 2 of paragraph 5 and their proportionate share in the profits and common expenses in the said common areas and facilities as well as the proportionate representation for voting purpose in the Meeting of the Association of Apartment Owners of the **Gangadevi Padmshri Residency V Condominium** is based on the proportionate of each family unit as follows : For each unit holder, there is one vote as 1/10 If one person obtained 2 units, his voting percentage will count as 2/10 then his voting percentage will count as 3/10, likewise it will be increased as per holding units.

(b) The right, title and interest of each owner of a unit located on each of the upper floors of the said building in the restricted areas and facilities located in the respective floors and listed under item of the said subparagraph 2 of the paragraph 5 and their proportionate share in the profits and common expenses in the said restricted common areas and facilities as well as the proportionate representation for voting purpose with respect to the said restricted common areas and facilities in the meeting of the Association of Apartment Owners of the said **Gangadevi Padmshri Residency V** Condominium is based in the proportionate unit holding.

c) The proportionate representation for voting purposes provided in (a) and (b) here of may be limited in accordance. With the provisions of the bye-laws attached hereto as Exhibi 'B'.

d) Appartment and the percentatge of undivided interest in the common areas and facilites appartaining to the Apartment is not encumbered in any nithner what sover on the date of declaration.

7. That the administration of **Gangadevi Padmshri Residency V** Condominium consisting as aforesaid of the building and parcel of land described in paragraph first and fifth of this deed shall be in accordance with the provisions of the bye-laws which are made a part of this deed and are attached hereto as **Exhibit B**

8. That as appears above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that the family units of the ground and upper floors may be conveyed and registered as individual properties capable of independent use. On account of each having its own exit to common areas and facilities of building each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition to that specified undivided interest in the common areas and facilities and / or restricted common areas and facilities.

9. That for the purpose of stamp duty and registration fees to be imposed on the registration of this deed and in the register of declaration and deeds of apartments under section 13 (5) of the said Act the value of the condominium is distributed as follows:

- a) Parcel of land described in paragraph 1 hereof is valued at Rs.36,07,265/-
- b) The building described in paragraph 2 and 3 thereof is valued at Rs.85,50,000/-

10. That as long as the Grantors own one or more of the family units the Grantors shall be subject to the provisions of this deed and of Exhibits A and B attached here to and the Grantors covenant to take no action which will adversely affect the rights of the Association of Apartment Owners with respect to assurance against latent defects in the building of other rights assigned to the association by reason of the establishment of the Hiradeep Apartment condominium.

11. That the general and / or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division there of.

12. That the percentage of each undivided interest in the general and / or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in an amendment to this duly registered.

13. That the undivided interest in the general and / or restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed to be conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

14. That apartment owner shall comply with the provisions of this Deed. The byelaws, decisions and resolutions of this Association of Apartment Owners of its representatives, and failure to comply with any such provisions, decision or resolutions, shall be ground for an action to recover sums, due for damages, or for injunctive relief.

15. That the dedication of the property to the plan of Apartment Ownership herein shall not be revoked, or the property removed from the plan of Apartment Ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagees of any of the units unanimously agree to such revocation, or amendment of removal of the property from the plan by duly registered instruments.

16. That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and / or restricted common areas and facilities or by the abandonment of his family unit.

