

139/2867

पावती

Original/Duplicate

Saturday, July 20, 2019

नोंदणी क्र.: 39म

12:34 PM

Regn.: 39M

पावती क्र.: 4939 दिनांक: 20/07/2019

यावाचे नाव: कुकडेल

इस्तऐवजाचा अनुक्रमांक: सहद-2867-2019

इस्तऐवजाचा प्रकार: टिक्लरेशन

सादर करणाऱ्याचे नाव: पिरॅमीड रिप्लटर्स हफें प्रोग्रायटर श्री श्रीकृष्ण प्रल्हाद चौधरी

नोंदणी फी

रु. 100.00

दस्ता हाताळणी फी

रु. 1080.00

पुडांची संख्या: 54

एकूण:

रु. 1180.00

आपणास मूळ दस्त, संश्लेषित रिट, सूची-२ अंदाजे

12:54 PM ह्या वेळेस मिळेल.

Sub-Registrar Shahade

वापार भुल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 100/-

दुय्यम निदेशक श्रेणी-१
साहदे

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH004216731201920E दिनांक: 20/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1080/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2007201901748 दिनांक: 20/07/2019

बँकेचे नाव व पत्ता:



20/07/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. शहादे

दस्त क्रमांक : 2867/2019

नोदणी :

Regn:63m

गावाचे नाव : कुकडेल

(1) विलेखाचा प्रकार	डिक्लेरेशन
(2) मोबदला	1
(3) बाजारभाव (भाडेपट्ट्याच्या लांबितपट्टाकार आकारणी देतो की पट्टेदार ते समुप करावे)	0
(4) धू-मापन, घोटहिस्सा व वरक्रमांक (असल्यास)	1) पालिकेचे नाव: नंदुरवार इतर वर्णन :- इतर माहिती: मौजे कुकडेल उ. शहादा येथील ख.नं. 63 मधील प्लॉट नं. 16+17+18+19+20अ+20ब चे एकूण क्षेत्र 928.95 चौ.मी. मात्रचा प्लॉट नं. त्यावर लंबोवर ट्रिवाईन या नावाने ईमारत बांधले असून त्यात ग्राऊंड फ्लोअर कमर्शियल युनिट, फास्ट फ्लोअर रेसिडेंसीयल युनिट, सेकंड फ्लोअर रेसिडेंसीयल युनिट, थर्ड फ्लोअर रेसिडेंसीयल युनिट, असे एकूण बांधीव (मिळवण) क्षेत्र 1110.19 चौ.मी. असून ग्राऊंड फ्लोअर वरील शॉप क्र.1 चे क्षेत्र 18.45 चौ.मी., शॉप क्र. 2 चे क्षेत्र 20.25 चौ.मी., शॉप क्र. 3 चे क्षेत्र 19.37 चौ.मी., शॉप क्र. 4 चे क्षेत्र 18.91 चौ.मी., शॉप क्र. 5 चे क्षेत्र 18.91 चौ.मी., शॉप क्र. 6 चे क्षेत्र 19.37 चौ.मी., शॉप क्र. 7 चे क्षेत्र 20.25 चौ.मी., शॉप क्र. 8 चे क्षेत्र 20.93 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.1 चे क्षेत्र 40.10 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.2 चे क्षेत्र 36.21 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.3 चे क्षेत्र 36.21 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.4 चे क्षेत्र 40.10 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.5 चे क्षेत्र 40.10 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.6 चे क्षेत्र 36.21 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.7 चे क्षेत्र 36.21 चौ.मी., फास्ट फ्लोअर वरील फ्लॅट क्र.8 चे क्षेत्र 40.10 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.9 चे क्षेत्र 40.10 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.10 चे क्षेत्र 36.21 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.11 चे क्षेत्र 36.21 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.12 चे क्षेत्र 40.10 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.13 चे क्षेत्र 40.10 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.14 चे क्षेत्र 36.21 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.15 चे क्षेत्र 36.21 चौ.मी., सेकंड फ्लोअर वरील फ्लॅट क्र.16 चे क्षेत्र 40.10 चौ.मी., थर्ड फ्लोअर वरील फ्लॅट क्र.17 चे क्षेत्र 36.21 चौ.मी., थर्ड फ्लोअर वरील फ्लॅट क्र.18 चे क्षेत्र 36.21 चौ.मी., थर्ड फ्लोअर वरील फ्लॅट क्र.19 चे क्षेत्र 40.10 चौ.मी., थर्ड फ्लोअर वरील फ्लॅट क्र.20 चे क्षेत्र 40.10 चौ.मी. तसेच कॉमन पार्कींग, कॉमन पेंसेज, कॉमन वॉटर टँक इत्यादीं मात्रची मिळकत ((Survey Number : 63 ; Plot Number : 16+17+18+19+20अ+20ब ;))
(5) क्षेत्रफल	1) 928.95 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेले तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गिरीमीड रिएलटर्स रॉफ प्रोप्रायटर श्री श्रीकृष्ण प्रल्हाद चौधरी - वय:- 23; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. रा. प्लॉट नं. 26/7, श्रीकृष्ण बंगलो, गंगापूर रोड, नाशिक; महाराष्ट्र, नाशिक. पिन कोड:- 422013 फोन नं:- BGNPC0977Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	20/07/2019
(11) अनुक्रमांक, घंड व गृह	2867/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेष	



अस्सल वरहुकुम नक्कल

दुय्यम निबंधक, शहादे
श्रेणी-१







CHALLAN
MTR Form Number-6

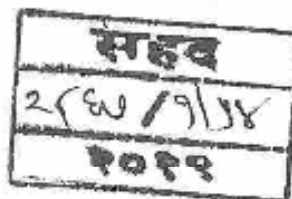


GRN	MH034216731201920E	BARCODE	Date		20/07/2019-11:16:00	Form ID	25.1
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
TAX ID (If Any)							
PAN No.(If Applicable)							
Office Name			SMB/SUB-REGISTRAR				
Full Name			Pyramid realtors prop shikrushna prahad pati				
Year			2018-2020 One Time				
Flat/Block No.			63 plot no 16 17 18 19 20a 20b area 626.95				
Account Head Details			Amount In Rs.				
10000101 Stamp Duty			100.00				
1010003301 Registration Fee			100.00				
Premises/Building			Road/Street				
			kukul				
Area/Locality			shahada				
Town/City/District							
PIN			4 2 5 4 0 9				
Remarks (If Any)			SecondPartyName=shikrushna prahad pati-				
Amount In			Two Hundred Rupees Only				
Wards							
FOR USE IN RECEIVING BANK							
Cheque/DD Details							
Bank C/N			Hd. No.		08103832019072011058		
Bank Date			HBI Date		20/07/2019-11:16:19		
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.
सदर चलन केवल दस्तावेज निकायन के लिये ही वैध है। अन्यथा दस्तावेजों का न्याय नहीं है। निकायन के लिये दस्तावेजों को न्याय नहीं है।
Mobile No. : 9421529800

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-139-2867	0002219204201920	20/07/2019-12:34:14	IGF375	100.00
2	(S)-139-2867	0002219204201920	20/07/2019-12:34:14	IGF375	100.00
Total Defacement Amount					200.00



Print Date 20-07-2019 12:37:46



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

Receipt of Document Handling Charges

PRN 2007201901748

Receipt Date 20/07/2019

Received from Piryamid realtors prop shikrushna pralhad patil, Mobilo number 9421529888, an amount of Rs.1080/-, towards Document Handling Charges for the Document to be registered on Document No. 2867 dated 20/07/2019 at the Sub Registrar office S.R. Shahade of the District Dhule.

DEFACED

₹ 1080

DEFACED

Payment Details

Bank Name MAHB

Payment Date 20/07/2019

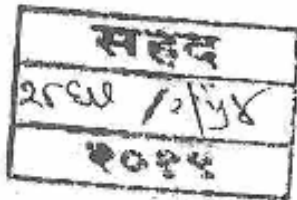
Bank CIN 10004152019072001463

REF No. 001769389

Deface No 2007201901748D

Deface Date 20/07/2019

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



GANGAPUR ROAD, NASHIK-422013.
Age: 23 Years, Occupation: BUSSINESS
PAN: BGNPC0977Q.

Hereinafter referred to as the GRANTOR (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said person, his heirs, legal representatives, executors, administrators) of the FIRST PART.

Do hereby state-

FIRST-

That the Grantor owns the following land, situated at Kukdel, Tal. Shahada Dist. Nandurbar, which is described as follows -

All that piece and parcel of land bearing Property bearing Plot No. 16+17+18+19+20A+20B admeasuring 928.95 sq. mtr from and out of S. no. 63 situated at Village Kukdel, Tal. Shahada and Dist. Nandurbar bounded as:

East: 12 meter colony road.
West: 6 meter colony road.
South: 9 meter colony road.
North: S. No. 62/1

WHEREAS land bearing Plot no. 16+17+18+19+20A+20B admeasuring 928.95 Sq. Mtrs. from and out of Survey No. 63 from situated at Village Kukdel, Tal. Shahada and Dist. Nandurbar is owned and possessed by Grantor.

AND WHEREAS originally land S. No. 63 was originally owned by Narayan Bhaidas Patil in the year 1947.

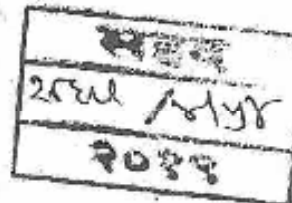
AND WHEREAS Narayan Bhaidas Patil expired on 12.9.1947 leaving behind legal heir grandson Mr. Somaji Bhuta Patil and his name was added on S. No. 63 vide mutation entry no. 527.

AND WHEREAS Somaji Bhuta Patil partitioned his lands among family and as per the said partition land S. No. 63 came to his son Khushal Somaji Patil and effect of the same was given vide mutation entry no. 909.

AND WHEREAS thereafter Khushal Somaji Patil procured N.A. permission for residential purpose issued by Sub Divisional Officer, Taloda numbered at 1995/NASR/2/95 dtd. 7.4.1995 and Final Layout Permission issued by Town Planning & Vauation Department, Dhule Branch numbered at Javak Kra/Na Ra Dhu/Abhinyas/Kukdel/S No 63/Sudharit/2056 dtd. 1.12.1994 and laid down the layout in S. No. 63 and accordingly, 7/12 extracts were separated plotwise.

AND WHEREAS Khushal Somaji Patil sold Plot No. 16, 17, 18, 19, 20A & 20B to Raman Hari Chaudhari vide sale deed registered at sr. no. 740 dtd. 30.5.1995. Name of Raman Hari Chaudhari was recorded on the said plots vide mutation entry number 3351.

AND WHEREAS Raman Hari Chaudhari transferred Plot No. 16, 17, 18, 19, 20A & 20B to Shrikrishna Pralhad Chaudhari vide gift deed registered at sr. no. 3944 dtd. 22.11.2016.



AND WHEREAS Shri. Krishna Pralhad Chaudhari converted an area of 173.65 sq. meters from Plot No. 16+17+18+19+20A+20B for Commercial purpose vide permission issued by Sub Divisional Officer, Shahada numbered at Gaothan/Kavi/243/2018 dtd. 20.3.2018.

SECOND

AND WHEREAS Vendor wanted to develop the property plot number 16+17+18+19+20A+20B by constructing a building for Residential + Commercial use. Thus, they have decided to construct a building under the name and style of Lambodar Divine for residential + commercial purpose comprising of Ground + Three floors. The Vendor has appointed Architects/Consulting Engineers R. V. Chaudhari & Mr. Rajendra B. Chopda as structural engineers.

AND WHEREAS building plans are prepared and the same are approved by Sub Divisional Officer numbered at Gaothan/Kavi/46/2017 dtd. 20.3.2018. The said approved plans are displayed at site and also in the office of Vendor. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable.

AND WHEREAS as per the said approved plan the Vendor/Promoter herein has commenced construction of a building having name Lambodar Divine.

AND WHEREAS registration of project under Real Estate (Regulation & Development) Act, 2016 has been done and registration number P49700016542 has been granted to the present project on 23.5.2018 and copy of the said approval is attached with present Deed of Declaration of Apartment.

AND WHEREAS as per the said approved plan the Grantor herein has completed construction of a building having 8 commercial units on ground floor and 20 residential units out of which unit no. 1 to 8 are on 1st floor, Unit no. 9 to 16 are on 2nd floor and unit no. 17 to 20 are on 3rd floor. As per presently sanctioned plans, there is a parking provided for the occupants of residential units of the building as well as other common areas as shown on the plan attached herewith. The commercial units are to utilize parking space before them for parking. Owners of residential units are allotted parking spaces whose allocation shall be decided by the executants of the present Deed of Declaration within 1st week from formation of apartment by lottery system.

AND WHEREAS Occupancy Certificate for residential + commercial purpose has been issued by Sub Divisional Officer vide letter no. Kramanka/Gaothan/Kavi/275/2019 dtd. 30.5.2019.

AND WHEREAS upon execution of this deed of declaration of apartment, the land and the constructed premises under the name and style of LAMBODAR DIVINE APARTMENT shall be the property belonging to respective apartment owners pursuant to their share therein as described in schedules below.

AND WHEREAS the Grantor has constructed 8 commercial units on ground floor and 20 residential units out of which unit no. 1 to 8 are on 1st floor, Unit no. 9 to 16 are on 2nd

