CHALLAN
MTR Form Number-6

GRN	MH014339892202021E	BARCODE		Date	30/03/2021-15:29:06	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDN_HQR SUB REGISTRAR BULDHANA	Full Name	Sukhkarta Builders And Developers Through Partners Urmila Ashwin Satpute
Location	BULDHANA		
Year	2020-2021 One Time	Flat/Block No.	Gat No 441 Plot No 1 And 28
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	Yelgaon
0030063301 Registration Fee	100.00	Area/Locality	Buldana
		Town/City/District	
		PIN	4 4 3 0 0 1
		Remarks (If Any)	SecondPartyName=Gopal Pandurang Pandit~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021033087686	IK0BBJDMG4
Cheque/DD No.		Bank Date	RBI Date	30/03/2021-15:24:30	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. : 9422180956

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

बडनेरा
दस्त क्र.२५७३
२०२१
पृष्ठे ३१ ४२

THE SEAL OF THE SUB REGISTRAR BULDANA

Print Date 30-03-2021 03:30:21

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3003202115736	**Date**	30/03/2021
Received from Sukhkarta Builders And Developers Through Partners Urmila Ashwin Satpute. Mobile number 9422180956, an amount of Rs.1060/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Buldhana of the District Buldhana.			
Payment Details			
Bank Name	SBIN	**Date**	30/03/2021
Bank CIN	10004152021033010966	**REF No.**	IGAKVSKMK9
This is computer generated receipt, hence no signature is required.			





DEED OF DECLARATION BY OWNER TO SUBMIT THE PROPERTY UNDER THE APARTMENT OWNERSHIP ACT. 1970 IN RESPECT OF "SUKHKARTA TOWERS"

In respect of **"SUKHKARTA TOWERS"** constructed on land bearing Gut No. 441 in which Plot No. 1 admeasuring 199.87 sq. mtrs., Plot No. 28 admeasuring 404.75 sq. mtrs., situated within the jurisdiction of village Yelgaon.

Under Section 2, of the Maharashtra Apartment Ownership Act- 1970

IN THE TOWN OF BULDANA Tahasil and District Buldana on this 30 day of March - 2021.

B Y

Sukhkarta Builders and Developers
Through Partners
1. Sau. Urmila Ashwin Satpute
Aged about 37 years, Occu : Builder,
R/o. Etape Layout, Sunderkhed,
Tq & Dist. Buldana
Pan No. DAYPS9629J,
Mobile No. 9822227960.

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2. Gopal Pandurang Pandit
Aged about 42 years, Occu : Business,
R/o. Sarswati Nagar, Buldana
Tq & Dist. Buldana
Pan No. AQUPP3117B.
Mobile No. 9422180956.

Hereinafter referred to as GRANTORS fully empowered and qualified to execute this deed does here by state:

FIRST - THAT the above named GRANTORS i.e. **Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers** own and posses the following land property situated within the Jurisdiction of village Yelgaon Tq. & Dist. Buldana, which is described as follows -

SCHEDULE OF PROPERTY

All that piece and parcel of land situated in Gut No. 441 in which Plot No. 1 admeasuring 199.87 sq. mtrs., situated within the jurisdiction of village Yelgaon.

Plot No. 1 is bounded by :-

To East – 15 Mtrs Road
To West – Plot No. 2-A
To North – 9 Mtrs Road
To South – Filed of Shri Jadhav

All that piece and parcel of land situated in Gut No. 441 in which Plot No. 28 admeasuring 212.75 sq. mtrs and Plot No. 29 admeasuring 192 sq. mtrs i.e. New Plot No.28 (After Amalgamation) which is total admeasuring total 404.75 sq. mtrs. situated within the jurisdiction of village Yelgaon.

Plot No. 28 is bounded by :-

To East – 15 Mtrs Road
To West – Plot No. 26 - A , 26 -B, 27-A, 27-B
To North – Filed of Shri Vispute
To South – 9 Mtrs Road

AND WHEREAS Grantors **Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers are** the absolute owner of the aforesaid Plot No. 1 admeasuring 199.87 sq. mtrs., Plot No. 28 admeasuring 212.75 sq. mtrs.,

and Plot No. 29 admeasuring 192 sq. mtrs., situated within the jurisdiction of village Yelgaon on the basis of registered sale deed dated 21/04/2018 registered at Sr.No.2185/2018 and registered sale deed dt. 01/06/2018 Sr. No. 4584/2018 at SRO Buldana and accordingly their names are recorded as owner & possessor of above referred property in the 7/12 extract column.

AND WHEREAS **Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** have moved an application before the Sub Divisional Officer for amalgamating the Plot No. 28 admeasuring 212.75 sq. mtrs., and Plot No. 29 admeasuring 192 sq. mtrs., i.e. total 404.75 sq. mtrs., situated within the jurisdiction of village Yelgaon & accordingly after verification and due inquiry the Sub Divisional Officer Buldana by its order dated 20/11/2020 bearing Rev. Case No.MRC-81/Yelgaon/02/2020-21 has amalgamated the plot no. 28 & plot no. 29 & after amalgamation the area of new Plot no. 28 is shown as total admeasuring 404.75 Sqr Mts.

AND WHEREAS Grantors **Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers** herein above has decided to develop the aforesaid Plot No. 1 admeasuring 199.87 sq. mtrs., Plot No. 28 admeasuring 404.75 sq. mtrs., situated within the jurisdiction of village Yelgaon more particularly described in the schedule herein under written and the same is hereinafter referred to as the "Said Property" & have applied before Sub Divisional Officer Buldana for obtaining construction permission by two different application one regarding the construction on Plot No. 1 and another regarding construction on Plot No. 28 of Gut No. 441 of village Yelgaon.

AND WHEREAS the Sub Divisional Officer Buldana has granted construction permission on Plot No. 1 to grantors **"Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** and the Town Planning Buldana has approved/sanctioned the plan submitted by **"Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** in respect of the Apartment Scheme proposed to be constructed over the said Plot No. 1 admeasuring 199.87 sq. mtrs., situated within the jurisdiction of village Yelgaon on 04/03/2021 bearing Rev. Case No. Construction Permission/Yelgaon/23/2020.

AND WHEREAS the Sub Divisional Officer Buldana has granted construction permission on Plot No. 28 to grantors **"Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** and the Town Planning Buldana has



approved/sanctioned the plan submitted by **"Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** in respect of the Apartment Scheme proposed to be constructed over the said Plot No. 28 admeasuring total 404.75 sq. mtrs., situated within the jurisdiction of village Yelgaon on 04/03/2021 bearing Rev. Case No. Construction Permission/Yelgaon/24 /2020-21.

SECOND That the grantors have decided to construct two separate wings of multistoried building in view of two different permissions dt. 04/03/2021 and accordingly Wing-A will be constructed on Plot No. 1 whereas the other Wing-B will be constructed on Plot No. 28 from Gut No. 441 of village Yelgaon & both the wings will be known and styled as **"SUKHKARTA TOWERS"** according to the plan attached herewith.

The Postal Address of the building is :

"SUKHKARTA TOWERS"
Plot No. 1 & 28 in Gut No. 441,
Near Khondewadi
Yelgaon, Tq. & Dist.Buldana"

THIRD : That the said building known as "SUKHKARTA TOWERS" consists of two wings;

Wing-A on Plot No. 1 which consist of Ground Floor, First Floor, Second Floor, Third Floor & Fourth Floor.

Wing-B on Plot No. 28 shall consist of Ground Floor, First Floor, Second Floor, Third Floor & Fourth Floor.

Wing-A (Constructed on Plot No. 1)

The entire Ground Floor of "SUKHKARTA TOWERS" shall consist of 3 commercial shops. The 3 commercial shops on the Ground Floor are numbered as Shop No.1, 2 & 3 respectively.

The entire First Floor of "SUKHKARTA TOWERS" shall consist of 1 Residential Flat. The 1 Residential Flat on the First Floor is numbered as Flat No.101.

The entire Second Floor of "SUKHKARTA TOWERS" shall consist of 1 Residential Flat. The 1 Residential Flat on the second Floor is numbered as Flat No.201.

The entire Third Floor of "SUKHKARTA TOWERS" shall consist of 1 Residential Flat. The 1 Residential Flat on the Third Floor is numbered as Flat No.301.

The entire Fourth Floor of "SUKHKARTA TOWERS" shall consist of 1 Residential Flat. The 1 Residential Flat on the Fourth Floor is numbered as Flat No.401.

Wing-B (Constructed on Plot No. 28)

The entire Ground Floor of "SUKHKARTA TOWERS" shall consist of 6 commercial shops. The 6 commercial shops on the Ground Floor are numbered as Shop No.1, 2, 3, 4, 5 & 6 respectively.

The entire First Floor of "SUKHKARTA TOWERS" shall consist of 2 Residential Flats. The 2 Residential Flats on the First Floor is numbered as Flat No.101 & 102.

The entire Second Floor of "SUKHKARTA TOWERS" shall consist of 2 Residential Flats. The 2 Residential Flats on the second Floor is numbered as Flat No.201 & 202.

The entire Third Floor of "SUKHKARTA TOWERS" shall consist of 2 Residential Flats. The 2 Residential Flats on the Third Floor is numbered as Flat No.301 & 302.

The entire Fourth Floor of "SUKHKARTA TOWERS" shall consist of 2 Residential Flats. The 2 Residential Flats on the Fourth Floor is numbered as Flat No.401 & 402.

The upper floors are capable of individual utilization on account of having their own exit to a common areas and facilities of the building and the apartments will be sold to one or more owners each owner obtaining a particular and exclusive property rights thereto and each apartment owner constituting a heritable and transferable immoveable property, and within the meaning of any law for the time being in force in the State (hereinafter referred to as the flats) and also an Undivided share and 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.

FOURTH : That the aforesaid building known and styled as "SUKHKARTA TOWERS", has a total land area of Plot No. 1 admeasuring 199.87 square meters and Plot No. 28 admeasuring total 404.75 sq. mtrs.,

FIFTH : That this condominium shall be known as "SUKHKARTA TOWERS" OWNERS ASSOCIATION" and that flats in the said building will be as follows :

WING-A (CONSTRUCTED ON PLOT NO. 1)

GROUND FLOOR

Shop No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Undivided Share In Sq.mtrs.
1	8.46	11.735	4.76
2	9.29	12.220	4.95
3	8.46	11.735	4.76

FIRST FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
101	76.73	103	11.423	46.35

SECOND FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
201	76.73	103	11.423	46.35

THIRD FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
301	76.73	103	11.423	46.35

FOURTH FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
401	76.73	103	11.423	46.35

WING-B (CONSTRUCTED ON PLOT NO. 28)

GROUND FLOOR

Shop No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Undivided Share In Sq.mtrs.
1	9.46	12.95	5.23
2	9.46	12.275	4.97
3	9.46	12.50	5.05
4	9.46	12.50	5.05
5	9.46	12.275	4.97
6	9.46	12.95	5.23



FIRST FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
101	86.85	103.225	12.336	46.78
102	86.85	103.225	12.336	46.78

SECOND FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
201	86.85	103.225	12.336	46.78
202	86.85	103.225	12.336	46.78

THIRD FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
301	86.85	103.225	12.336	46.78
302	86.85	103.225	12.336	46.78

FOURTH FLOOR

Flat No.	Total Carpet Area Sq.mtrs	Built up Area In Sq. Mtrs.	Parking In Sq. Mtrs.	Undivided Share In sq.mtrs.
401	86.85	103.225	12.336	46.78
402	86.85	103.225	12.336	46.78

2) **COMMON AREAS AND FACILITIES**

a) The piece and parcel of land described in paragraph FIRST above in this Deed.

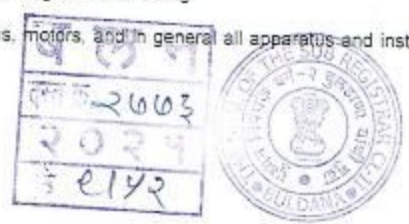
b) Common passage leading to the stairway.

c) A Gate used jointly and common by all the flat owners and Grantor.

d) The foundations and main walls, columns, beams and roofs of the building as described in the plan which forms part of this deed and sanctioned permission attached herewith.

e) Plumbing net work throughout the building.

f) Tanks, water pumps, motors, and in general all apparatus and installation existing for common use.



g) All the flat owners shall have a right to use common areas, sanctioned area ,bore well etc.

h) Every unit holder/ flat owner of each Wing will get water supply from separate common bore-well on Plot No. 1 & 28 or building through internal plumbing net work only from five overhead common tank. It is declared that water supply will only be from available source mentioned above & owner / grantor shall not be held responsible in case of delayed or inadequate water supply from above source. Two bore well on Plot No.1 will be used only by the Flat owners of Wing A & Two bore well on plot no. 28 will be used only by the Flat owners of Wing-B .

i) Every unit holder / flat owner will be bound to obtain tap connection from Grampanchayat whenever it is available & whenever it is required by the Flat Owner at the cost of the Flat Owner.

j) Every unit holder / flat owner will be bound to share the electric bill of their share which will be out of common use of electric meter used for water bill, electricity bill for bulbs / tubes used at common space in SUKHKARTA TOWERS and the electricity bill of the lift.

SIXTH : A) That the right, title and interest of each owner of the flats in the general common area and facilities listed under letter (a) to (j) of paragraph Fifth and their proportionate share in the profits and common expenses in the said general common areas and facilities, as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment owners of the "SUKHKARTA TOWERS", Owners Association.

SEVENTH : 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 flat of the Ground and upper floor in the aforesaid apartment may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common area and facility of the building, each apartment owner having an exclusive and particular right, title and interest over their respective flat and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

EIGHTH : That for the purposes of stamp duty and registration fees to be imposed on the registration of this Deed in the Register of Declaration and Deeds of Apartment under Section 13 (5) the value of the "SUKHKARTA TOWERS", Owners Association is described as follows

a) Parcel of land described in paragraph First hereof is valued as per Sale Deed.

b) The building described in Paragraph Second and Third hereto is valued according to the value of apartments.

