



CHALLAN
MTR Form Number-6



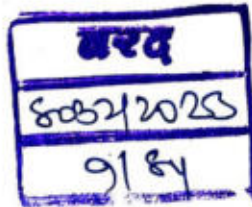
GRN	MH009927612202324E	BARCODE			Date	23/10/2023-13:35:49	Form ID	25.3
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			WRD_WARDHA SUB REGISTRAR					
Location			WARDHA					
Year			2023-2024 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			500.00		Road/Street			
0030063301 Registration Fee			100.00		Area/Locality			
					Town/City/District			
					PIN			
					4 4 2 0 0 1			
			Remarks (If Any)					
			SecondPartyName=Hemant Vishwasrao Deshumkh-					
					Amount In			
					Six Hundred Rupees Only			
					Words			
Total			600.00					
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		69103332023102314868 2834874186	
Cheque/DD No.			Bank Date		RBI Date		23/10/2023-13:37:59 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

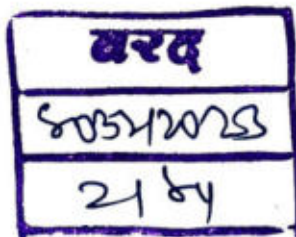
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 8983261459



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023235708922	Date 23/10/2023
Received from Maa Vaishnavi City Developer and Builder, Mobile number 8983261459, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Vardha of the District Wardha.	
Payment Details	
Bank Name SBIN	Date 23/10/2023
Bank CIN 10004152023102308413	REF No. 329683440400
This is computer generated receipt, hence no signature is required.	



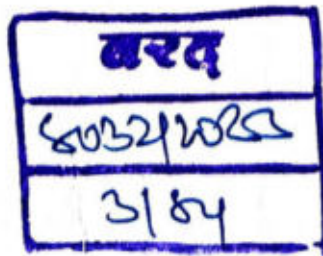
DEED OF DECLARATION

IN

FORM 'A'

IN THE CITY OF WARDHA, Tahsil and District - **WARDHA WE, MAA VISHNAVI INDIA CITY DEVELOPER AND BUILDER COMP. (PAN NO. ABIFM5254F)** Thourgh it's Directions : **(1) Smt. VANDANA W/o. RAJKUMAR DESHMUKH, (PAN – BCCPD1760R)** Aged 49 Years, Occupation – Business, Resident of Swagat Colony, Karla Road, PIPARI (MEGHE), WARDHA-442001, Tahsil and District – WARDHA; ADHAR NO. 772251996126, MOB. NO. 8983261459 AND **(2) MR. SURENDRAKUMAR S/o. SUKHDEVKUMAR SINGH (PAN – AMZPS0248M)** Aged 57 Years, Occupation – Business, Resident of Shanti Tower, Near Old RTO office, Pratapnagar, Wardha-442001, Tahsil and District – WARDHA, ADHAR NO. 994702035216, MOB. NO. 9422140026 **(3) MR. HEMANT S/o. VISHWASRAO DESHMUKH, (PAN – AEHPD9847B)** Aged 58 Years, Occupation – Business, Resident of Ramnagar, Wardha-442001, Tahsil and District – WARDHA, ADHAR NO. 762030693403, MOB. NO. 9890550318 hereinafter referred as the GRANTORS, who are fully empowered and qualified to execute this DEED do hereby state :-

FIRST : THAT the Grantors own the following land situate at Village – **Palakwadi** **ur Wardha** , in Tahsil and District – WARDHA, which is fully described as follows :-



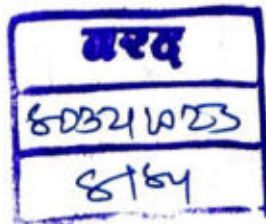
THAT ALL THAT Agricultural land bearing Kh. No. 17/2 of Mouza – **Palakwadi urf Wardha** having an area of 1.44 Hectors, held in Bhogwatdar Class-1 Rights, situate at Village – **Palakwadi urf Wardha** in Tahsil and District – **WARDHA**, Originally belonged to Shri. Kishor Jaysukhlal Doshi being his separate property.

THAT the said Shri. Kishor Jaysukhlal Doshi applied for conversion of said land into Non-Agricultural Residential Use before Collector, Wardha and Collector, Wardha passed in Order in Revenue Case No. NAP-34/16-2001-02 vide Order Dated 14-08-1002 and final Order pass on dated 20 February 2003, thereby granted sanction layout for Residential Purpose. Thereafter various Plots were laid down therein including Total Plot Nos. 1 to 53.

THAT the said Owners sold the Plot Nos. 1 and 2 containing by admeasurement 1020.00 Sq.Mtrs. to Shri. Hemant Domaji Jawade by way of Registered Sale Deed on dated 05/10/2020, which is duly Registered in the Office of the Sub-Registrar- Wardha in Book No. 1 at Sr. No. WRD2-1919-2020.

THAT above Owner Shri. Hemant Domaji Jawade sold out the Plot Nos. 1/2 containing by admeasuring 1020.00 Sq.Mtrs. (i.e. 10975.20Sq.Ft.) to Maa Vaishnavi India City Developer and Builder Comp. through it's Directors (1) Mrs. Vandana Rajkumar Deshmukh, (2) Mr. Surendrakumar Sukhdevkumar Singh and (3) Shri Hement Vishwasrao Deshmukh, the Grantors hereinabovenamed, by a Sale Deed Dated 05-10-2020, which is duly Registered in the Office of the Sub-Registrar, Wardha in Book No. 1 at Sr. No. WRD2-1919 on even date. As per above both Sale Deeds the name of present Owner Maa Vaishnavi India City Developer and Builder Comp. through it's Directors (1) Mrs. Vandana Rajkumar Deshmukh, (2) Mr. Surendrakumar Sukhdevkumar Singh and (3) Shri Hement Vishwasrao Deshmukh, has mutated in Revenue record and Talathi of Mouza issued a 7/12 extract in their name of above Plot Nos. 1/2 vide mutation entry No. 15274 Dated 04-11-2020. As the absolute Owners of the aforesaid property.

THAT thereafter Maa Vaishnavi India City Developer and Builder Comp. through it's Directors (1) Mrs. Vandana Rajkumar Deshmukh, (2) Mr. Surendrakumar Sukhdevkumar Singh and (3) Shri Hement Vishwasrao Deshmukh, applied before the Municipal Council, Warddha for construction permission vide application No. CAWRM202200021 dated 03-04-2023 and Municipal Council, approved the total Built-up area of 1932.848 Sq.Mtrs. vide Building Permit No. 180179 Proposal Code CAWRM-22-14097 Dated 29-08-2023. Thus the permission for construction is duly accorded. They paid all the Revenue and Municipal Taxes and cess upto date in respect of the said Plots. They are absolute Owner title holder and possessor of said property.



The aforesaid property is bounded as under :-

ON THE EAST	-	PLOT NO. 3
ON THE WEST	-	LAND OF DILIP DOSHI
ON THE NORTH	-	15.00 MTRS. WIDE LAYOUT ROAD.
ON THE SOUTH	-	PLOT NO. 9,10, 11

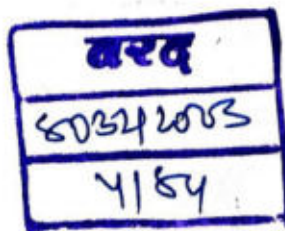
THAT the Grantors have submitted the said entire land described above, containing by admeasurement total area of 1020.00 Sq. Mtrs. to the provisions of The Maharashtra Apartment Ownership Act, 1970.

SECOND : THAT the Grantors have started the construction, of a Multistoreyed building on the parcel of land described above, to be known and styled as "**HIMALAYA HEIGHTS 2**" according to the Plan attached hereto as EXHIBIT-A, which is duly sanctioned and approved by Municipal Council, Wardha and which is made a part hereof.

The Postal Address of the Building is as follows :-

"HIMALAYA HEIGHTS 2"
HIMALAYA WISHWA, NAGPUR ROAD,
WARDHA - 441001 (M.S.)

THIRD : THAT the said Multistoreyed Building to be known and styled as "**HIMALAYA HEIGHTS 2**" consists of Ground Floor and Four Upper Floors. There is Stilt Parking and 08 Shoppes on Ground Floor, 4 (Four) Apartments each on First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor. Thus there are in all 28 (Twenty eight) independent and self contained separate Apartments in the said Building. All Apartments shall be strictly utilised for Residential Purposes Only. The Upper Floors are capable of individual utilisation on account of having their common exit to common/restricted 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 right thereto and Apartment constituting a heritable and transferable immovable 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 Common/Restricted areas and Facilities of the Building as listed hereinafter in this Deed necessary for their adequate use and beneficial enjoyment and hereinafter referred to as "General Common/Restricted Areas and Facilities" all of the above in accordance with The Maharashtra Apartment Ownership Act, 1970.



FOURTH : THAT the said Multistoreyed building has a total Built-up area of all the Floors (Excluding Balconies and Premium area) is **1932.848 Sq. Mtrs.** and an Open Land is constitutes the General Common/Restricted Areas and Facilities.

FIFTH : THAT this Condominium shall be known and styled as "**HIMALAYA HEIGHTS 2**" and the Family Units and the Common/Restricted Areas and Facilities of the building are as follows :-

SHOPS ON GROUND FLOOR BEARING NO. 01, 02, 03, 04, 05, 06, 07 AND 08:

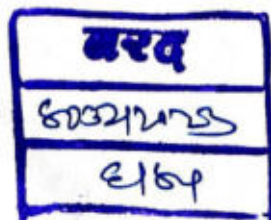
This is a Commercial Units on the Ground Floor having Built-up area of about 79.066 Sq. Mtrs. The main door of this shop towards front side main road at North side .

FAMILY UNITS ON FIRST - SECOND - THIRD- FOURTH-FIFTH-SIXTH AND SEVENTH FLOOR :

There is Stilt Parking on Ground Floor, 4 (Four) Apartments each on First, Second, Third and Fourth Floor . Thus there are in all 28 (Twenty eight) independent and self contained separate Apartments in the said Building. All Apartments shall be strictly utilised for Residential Purposes Only. The Family Unit (Apartment) on First Floor are numbered as 101 to 104. The Family Units (Apartments) on Second Floor are numbered as 201 to 204. The Family Unit (Apartment) on Third Floor are numbered as 301 to 304. and the Family Unit (Apartment) on Fourth Floor are numbered as 401 to 404. and the Family Unit (Apartment) on Fifth Floor are numbered as 501 to 504. and the Family Unit (Apartment) on Sixth Floor are numbered as 601 to 604. and the Family Unit (Apartment) on Seventh Floor are numbered as 701 to 704. The Family Units are described hereinbelow. The measures of a family unit include all the outside walls and 1/2 (One-Half) of the Block Partition Walls. Each Family Unit is a rectangular shaped Chamber/Apartment. The Family Units on the Upper Floors have an access to the Corridor of the respective floor.

FAMILY UNIT (APARTMENT) ON FIRST FLOOR BEARING NO. 101 AND 102:

This is a Residential Apartment on the First Floor having Built-up area of about 75.127 Sq. Mtrs. The Balcony area of 7.918 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, 3 Bed Room, Two W.C. and Bathroom, Passage and area of Balconies.



FAMILY UNIT (APARTMENT) ON FIRST FLOOR BEARING NO. 103 AND 104:

This is a Residential Apartment on the First Floor having Built-up area of about 57.286 Sq. Mtrs. The Balcony area of 7.443 Sq.Mtrs., The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, 2 Bed Room, Two W.C. and Bathroom, Passage and area of Balconies.

FAMILY UNIT (APARTMENT) ON SECOND FLOOR BEARING NO. 201 AND 202:

This is a Residential Apartment on the First Floor having Built-up area of about 75.127 Sq. Mtrs. The Balcony area of 7.918 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, 3 Bed Room, Two W.C. and Bathroom, Passage and area of Balconies.

FAMILY UNIT (APARTMENT) ON SECOND FLOOR BEARING NO. 203 AND 204:

This is a Residential Apartment on the First Floor having Built-up area of about 57.286 Sq. Mtrs. The Balcony area of 7.443 Sq.Mtrs., The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, 2 Bed Room, Two W.C. and Bathroom, Passage and area of Balconies.

FAMILY UNIT (APARTMENT) ON THIRD FLOOR BEARING NO. 301 AND 302:

This is a Residential Apartment on the First Floor having Built-up area of about 75.127 Sq. Mtrs. The Balcony area of 7.918 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, 3 Bed Room, Two W.C. and Bathroom, Passage and area of Balconies.

FAMILY UNIT (APARTMENT) ON THIRD FLOOR BEARING NO. 303 AND 304:

This is a Residential Apartment on the First Floor having Built-up area of about 57.286 Sq. Mtrs. The Balcony area of 7.443 Sq.Mtrs., The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, 2 Bed Room, Two W.C. and Bathroom, Passage and area of Balconies.

FAMILY UNIT (APARTMENT) ON FOURTH FLOOR BEARING NO. 401 AND 402:

This is a Residential Apartment on the First Floor having Built-up area of about 75.127 Sq. Mtrs. The Balcony area of 7.918 Sq.Mtrs. The main door of this Apartment has access to the common area. This Apartment consists of Drawing Hall, Kitchen Room, 3 Bed Room, Two W.C. and Bathroom, Passage and area of Balconies.

