



19/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 5

दस्त क्रमांक : 7994/2019

नोदणी :

Regn 63m

गावाचे नाव : मखमलाबाद

(1) विलेखाचा प्रकार घोषणापत्र

(2) मोबदला 1

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: मौजे मखमलाबाद सर्व्हे नंबर 562/1 प्लॉट क्रमांक 32+33 यांसी क्षेत्रफळ 390.00 चौ. मी. यावरील साई क्रीणा अँव्हेन्यू अपार्टमेंट या इमारतीचे घोषणापत्र ((Survey Number : 562/1 ; Plot Number : 32+33 ;))

(5) क्षेत्रफळ 1) 390.00 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 असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- श्री. हितेश मनसुखभाई विरपरा -- वय:-37; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- कलानगर दिंडोरी रोड नाशिक , महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-AFMPV3661H

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 19/09/2019

(10) दस्त नोंदणी केल्याचा दिनांक 19/09/2019

(11) अनुक्रमांक, खंड व पृष्ठ 7994/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) शेरा

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

Affidavit





CHALLAN
MTR Form Number-6



CHRN	MH006449500201920E	BARCODE			Date	19/09/2019-11:42:02		Form ID	25.3	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name NSK5_NASHIK 5 JOINT SUB REGISTRAR					Full Name		HITESH MANSUKHBHAI VIRPARA			
Location NASHIK					Flat/Block No.		SAI KRISHNA AVENUE APARTMENT			
Year 2019-2020 One Time					Premises/Building					
Account Head Details					Amount In Rs.					
030046401 Stamp Duty					100.00		Road/Street		DEED OF DECLEARION	
030063301 Registration Fee					100.00		Area/Locality		MAKHAMALABAD, NASHIK	
							Town/City/District			
							PIN		2 0 0 3	
					Remarks (If Any)					
					Second Party Name		HITESH MANSUKHBHAI VIRPARA			
					Amount In		Two Hundred Rupees Only			
Total					200.00		Words			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332019091911278 232359247	
Cheque/DD No.					Bank Date		RBI Date		19/09/2019-11:42:20 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. : 5555555555
बंदर चलन केवल दुयम निबयक कार्यालयत नोदणी करावयाच्या दस्तावाली लागू आहे. नोदणी न करावयाच्या दस्तावाली सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1909201905689
Date	19/09/2019
Received from Hitesh Mansukhbhai Virpara, Mobile number 1265548877, an amount of RS. 620/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name	IBKL
Date	19/09/2019
Bank CIN	10004152019091904801
REF No.	232396234
This is computer generated receipt, hence no signature is required.	

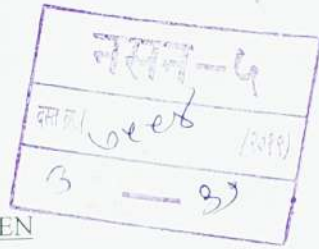
SAI KRISHNA AVENUE APARTMENT

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made at Nashik on the 19th Day of September, 2019



[2]



BETWEEN

SHRI. HITESH MANSUKHBHAI VIRPARA

Age :- 37 Years, Occupation :- Business,

Address : Shivprerna Apartment, Kala Nagar, Mhasrul, Nashik.

PAN NO. A F M P V 3661 H

Hereinafter refer to as Builder (which expression shall unless repugnant to the context or meaning thereof shall mean & include its proprietor, their legal heirs, official assignees, representatives administrators and assigns) OF THE **FIRST PART.**

HEREINAFTER KNOWN AS "GRANTOR"

Who are fully empowered and qualified to execute this Deed.

FIRST :

THAT the "Grantor" is seized and possessed of and sufficiently entitled to the non-agricultural tenure lying and bearing at **S. No. 563/1 Plot No. 32 + 33 admeasuring area 390.00 Sq. Mtrs.** situated Village at **MAKHAMALABAD** Taluka, and Dist. Nashik. within Nasik Municipal Corporation, Bounded as follows.

EAST	:	Open Space
WEST	:	12 Mtrs. Road
SOUTH	:	S. No. 414/1 paiki
NORTH	:	Plot No.31

All the said property with soil, sub - soil and rights thereof.

SECOND :

THAT the Grantor has developed the above land (as shown in the site plan enclosed as Exhibit 'B' herewith) by constructing the Apartment herein after referred to as 'said' property building known as **SAI KRISHNA AVENUE APARTMENT** according to the plan attached hereto as Exhibit 'A' which were approved by the NASIK Municipal Corporation. Its letter No LND / BP/ C - 2/ 549/ 4807 dated 30 /11/2016. and taken a completion Certificate from N. M. C. vide order No. NNV/ /C-2/ 24954/ 191 Dt. 13/09/2019.

SAI KRISHNA AVENUE APARTMENT
Makamalabad Mhasrul Link road, Nashik.

THAT the said building consists **Ground Floor, First Floor, Second Floor and Third Floor** according to the plan attached hereto as Exhibit "A". the consist of **15 Residential units and commercial shops 04 units** in the building.

The **Ground Floor, First Floor, Second Floor and Third Floor** are as capable of individual utilization on account of having their own exit to a common Carpet area and facility of the building and the apartment will be sold to one or more owners each owners obtaining a



EAST : Building Margin and Open Space
 WEST : Flat No. 14
 SOUTH : Flat No.11 and Staircase
 NORTH : Building Margin

2. COMMON CARPET AREAS AND FACILITIES :

- A) The parcel of land described in paragraph first of this deed.
 B) The following facilities throughout the building as has shown in Exh. 'A' attached hereto:
- 1) Stairway which leads from ground floor to the roof of the building.
 - 2) Corridors.
 - 3) Water tank located on the roof of the building. And separate water tank and water connection Underground Water Tank.
 - 4) The foundation, main walls, columns, beams and roof of the building.
 - 5) Plumbing network throughout the building and common water meters.
 - 6) Electrical wires & common meters.
 - 7) Tanks, pumps, motors and in general all apparatus and installation existing for common use . Drainage system. As per N. M. C. rule.
 - 9) Approach road from the building line to the colony road.
 - 10) Common Lift in the building.

SIXTH: (a) that the right, title and interest of each owner of the family unit in the general common Carpet area & facilities listed under letters (a) and (b) of sub-paragraph-2 of paragraph fifth and their proportionate shares in the profits and the common exist in the said general common Carpet areas as well as the proportionate representation for voting purpose in the meeting of association of apartment owners of "SAI KRISHNA AVENUE APARTMENT CONDOMINIUM" is based on proportionate Carpet area of each family unit to the total Carpet area. The voting rights is workout as follows

Floor & Apartment No.	Carpet Carpet area (SQ.M)	Percentage (Rounded off)	
SHOP NO. 01	09.00	01.69%	531.57
SHOP NO. 02	10.50	01.97%	
SHOP NO. 03	09.90	01.86%	
SHOP NO. 04	09.00	01.69%	
FLAT NO. 01	41.31	07.76%	
FLAT NO. 02	39.76	07.50%	
FLAT NO. 03	27.18	05.10%	
FLAT NO. 04	32.36	06.09%	
FLAT NO. 05	36.89	06.94%	
FLAT NO. 06	30.30	05.69%	



दस्त गोपवारा भाग-2

नसत5

39139

19/09/2019 3 54:43 PM

दस्त क्रमांक:7994/2019

दस्त क्रमांक:नसत5/7994/2019

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. हितेश मनसुखभाई विरपरा - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कलानगर दिंडोरीरोड नाशिक, महाराष्ट्र, नाशिक. पिन नंबर:AFMPV3661H	लिहून देणार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 09 / 2019 03 : 37 : 50 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. मोहन बाबुराव वानखेडे - - वय:50 पत्ता:जी. पी. ओ. शेजारी, व्यंकटरोड नाशिक पिन कोड:422001	स्वाक्षरी 	
2	नाव:सोमनाथ जगन्नाथ पवार - - वय:42 पत्ता:डॉक्टर हाऊस,व्यंकटनाका,नामिक पिन कोड:422001	स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:19 / 09 / 2019 03 : 39 : 47 PM

शिक्का क्र.5 ची वेळ:19 / 09 / 2019 03 : 51 : 30 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik-2

प्रमाणित करण्यात येते की,

या दस्तामध्ये एकूण 32 पाने आहेत.

पुस्तक क्रमांक 9, क्रमांक

668

..... वर नोंदला.

दिनांक १९ मार्च २०१९

sr.	Epagement Number
1	1909201905689
2	MH006449500201920E

Defacement Number
1909201905689D
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नाशिक-२
नाशिक-२
7994 /2019

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