

340/6210

Tuesday, September 17, 2019
10:49 AM

TP

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7511 दिनांक: 17/09/2019

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन3-6210-2019

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: भाग्य डेव्हलपर भागीदारी संस्था, तर्फे भागीदार, श्री. सुरेशभाई मावजीभाई रामाणी

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 580.00

पृष्ठांची संख्या: 29

एकूण: रु. 680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:05 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

Joint Sub Registrar Nashik

सह. मुख्य निवधक वर्ग-२

नाशिक-३

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006349350201920E दिनांक: 17/09/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 580/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1709201900424 दिनांक: 17/09/2019

बँकेचे नाव व पत्ता:

मूळ दस्त परत केला
व सही घेतली.



नसम-३

दस्तावेज क्र. ८२१० / २०१९

२ - ३२



CHALLAN
MTR Form Number-6

GRN MH006349350201920E		BARCODE		Date 17/09/2019-09:19:41		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR				Full Name		Bhagya Developer	
Location NASHIK				Flat/Block No.		Survey No. 9A/1B 2/2/1A 9A/1B/2/2/4 Plot No.	
Year 2019-2020 One Time				Premises/Building		04 at Nashik	
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			100.00		Bhagya Siddhi Heights Apartment		
0030063301 Registration Fee			100.00		Area/Locality		
					Nashik		
					Town/City/District		
					PIN		
					4 2 2 0 0 3		
				Remarks (If Any)			
				SecondPartyName=NA~			
Total				Amount In		Two Hundred Rupees Only	
				Words			
				200.00			
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02901792019091797577		35358582	
Cheque/DD No.				Bank Date		RBI Date	
				17/09/2019-09:20:56		Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
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 दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

(Signature)

3. 1/7

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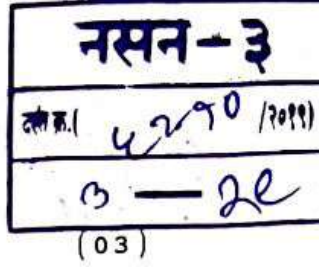
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1709201900424	Date 17/09/2019
Received from Bhagaya Developer, Mobile number 9579288042, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name UBIN	Date 17/09/2019
Bank CIN 10004152019091700349	REF No. 111292248
This is computer generated receipt, hence no signature is required.	

नसम-३
दस्तावेज नं. ६२१०
२-२२



!! SHREE !!
<u>DECLARATION UNDER APARTMENT OWNERSHIP ACT</u>
<u>FORM-A</u>
In the City, Town, Village, Taluka & District Nashik on this 17 th day of September, 2019.



M/s. BHAGYA DEVELOPER PARTNERSHIP FIRM (PAN - AANFB 8830 A)

THROUGH ITS PARTNER,

MR. SURESHBHAI MAVJIBHAI RAMANI,

Age : 45 yrs., Occ.: Business,

Address : Bhagyalaxmi Apartment, Mahalaxmi Nagar, Hirawadi Road, Panchavati, Nashik-422003.

Herein after referred to as the **GRANTOR/BUILDER/LAND-OWNER** (Which expression shall unless it be repugnant to the lands, context or meaning thereof mean and include its other partner, executor, assigns etc. their heirs, executors, administrator etc.) :

Who is fully empowered and qualified to execute this deed :

FIRST :

That the land owner were absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcel of land situated, lying and being at Nashik, within the limits of Nashik Municipal Corporation Nashik and also within the limits of Nashik Urban Agglomeration limits, Nashik within the Registration Sub Registration District Nashik bearing **Plot no. 04** admeasuring area **755.00 Sq. Mtrs.+ F.S.I. Road Widening admeasuring 148.50 Sq. Mtrs.** out of **Survey No. 9A/1B+2/2/1A+9A/1B/2/2/2/4** situated at **NASHIK**, and bounded as below :-

On or towards **East** : By Colony Road
On or towards **West** : By property bearing Survey No. 9/1A
On or towards **South** : By Excess Land
On or towards **North** : By 18.00 mtrs. Road

As per the area of the plot shown on the 7/12 Extract, the F.S.I. available for the construction is in the ratio of 1:1.

The Plot no. 04 out of S. No. 9A/1B+2/2/1A+9A/1B/2/2/2/4 described above by Grantor is purchased from Mrs. Tanhubai Vitthal Gaikwad and other Five by Registered Sale Deed. The said Sale Deed is registered at Sr. No. 8429/2016 on 20/10/2016 at Sub Registrar Office, Nashik. By Virtue of Sale deed, the name of the owner was Mutated in the record by certifying M.E.No. A3051.

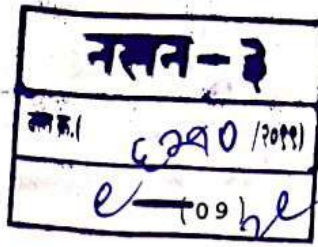
And by Virtue of the said Sale Deed in respect of the said property, the Grantor hereby has absolute right to develop the said plot by constructing building there on as per the approved plans.

SECOND :

The Property described above is also converted to non Agricultural use as per the order of Collector, Nashik as per order No. LNA/SR/246/69 Dated 26/11/1969 and Maha/Kaksh-3/Bi.She.Pra.Kra./610/1995 Dated : 27/02/1996. The lay-out plan of the above described property is sanctioned by Nashik Municipal Corporation, Nashik vide order No. LAND/Final/204/- - - dtd. 02/11/1994.

That, the Grantor has purchased TDR of 199.20 Sq. Mtrs. from Mr. Kanayalal Chetandas Manwani and other three by sale deed Dtd. 10/01/2017 which duly registered at the office of Sub-Registrar, Nashik at Sr. No. 155/2017 on 10/01/2017. That, the building permission with respect of the said property described in the schedule hereunder written is also obtained by the Grantor from Nashik Municipal corporation vide No. LND/BP/C-1/712/5976 dated 25-01-2017.

The Grantor has registered the project under the provision of the Act with the Real Estate Regulatory Authority at Mumbai no. P51600006032; authenticated copy is attached in Annexure.



other apartment owners shall be entitled to use the said allotted terraces.

b) That the parking on the ground floor is allotted to the each apartments(family units) and as such no other apartment(family units) owners shall be entitled to use the said allotted parkings.

c) That the commercial unit holders shall not park their vehicle in the parking below the stilt or surrounding marginal space except infront of their respective commercial unit.

d) That no FSI will be available for any additional construction in future as the entire FSI and available TDR is to be used by the grantors for construction within the project as may be made available anytime in future.

e) If there is any change in use by the unit holders, and if there would have been any action by the concerned authorities by the change of use, then that will be the sole responsibility of that particular unit holder and the Grantor will not be held liable for such actions.

FIFTH:

(a) That the right, title and interest of each owner of the units in the general common area and facilities listed under sub-paragraph 2 of Fourth and their proportionate share in the profits and common expences in the said general common areas and facilities as well as the proportionate representation for land and voting purposes in the meeting of the Association of Apartment owners of the "BHAGYA SIDDHI HEIGHTS APARTMENT" CONDOMINIUM is based on the proportionate value of such unit to the total value of all units, which are as follwos:-

Apartment	Percentage
Shop No. 1	1.40%
Shop No. 2	1.33%
Shop No. 3	1.33%
Shop No. 4	1.33%
Shop No. 5	2.21%
Flat No. 101	3.03%
Flat No. 102	3.76%
Flat No. 103	4.35%
Flat No. 104	4.26%
Flat No. 201	3.03%
Flat No. 202	3.76%
Flat No. 203	4.35%
Flat No. 204	4.26%
Flat No. 301	3.03%
Flat No. 302	3.76%
Flat No. 303	4.35%
Flat No. 304	4.26%
Flat No. 401	3.03%
Flat No. 402	3.76%
Flat No. 403	4.35%
Flat No. 404	4.26%

पसत-३

दस्तावेज (६२७) (२०१९)

१० - २८



Apartment	Percentage
Flat No. 501	3.03%
Flat No. 502	3.76%
Flat No. 503	4.35%
Flat No. 504	4.26%
Flat No. 601	3.03%
Flat No. 602	3.76%
Flat No. 603	4.35%
Flat No. 604	4.26%
	100%

(b) The proportionate representation for voting purpose provided in (a) hereof may be limited in accordance with the provisions of bye-laws attached hereto as Exhibit-"A".

(c) Apartment/Apartments and the percentage of undivided interest in the common areas and facilities pertaining to each apartment are not encumbered in any manner whatsoever on the date of this declaration.

SIXTH:

That the administration of "BHAGYA SIDDHI HEIGHTS APARTMENT" CONDOMINIUM consisting as aforesaid of the building and parcel of land described in Paragraph First and Fourth of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws which are made a part of this Deed and are attached hereto as Exhibit-A.

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 family units of the upper floors 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 family & unit owner having an exclusive and particular right, title and interest over his respective family unit and in common areas and facilities and/or restricted common areas and facilities.

EIGHTH:

That, for the purpose 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).

NINETH:

That so long as the vendor/owner one or more of the units, the vendor shall be subject to the provisions of this Deed and of the Exhibits A attached hereto and the Vendor covenant to take no action which will adversely affect the rights of the Association of Apartment owners with respect of assurances against latent defects in the building or other rights assigned to the Association by the reason of the establishment of "BHAGYA SIDDHI HEIGHTS APARTMENT" ONDOMINIUM.

TENTH:

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.

ELEVENTH:

That the percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changes except with the unanimous consent



17/09/2019 10 50:13 AM

दस्त गोपवारा भाग-2

नमन3

दस्त क्रमांक:6210/2019

दस्त क्रमांक :नमन3/6210/2019

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:भाग्य डेव्हलपर भागीदारी संस्था, तर्फे भागीदार, श्री. सुरेशभाई मावजीभाई रामाणी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: भाग्यलक्ष्मी अपार्टमेंट, महालक्ष्मी नगर, हिरावाडी रोड, पंचवटी, नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र नाशिक. पिन नंबर: AANFB8830A	निहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तत्वाकथीत घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:17 / 09 / 2019 10 : 46 : 52 AM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड तुषार पुरषोत्तम पटेल वय:33 पत्ता:6अ, वसंत सिटी मॉल, पंचवटी कारंजा, नाशिक. पिन कोड:422003	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:17 / 09 / 2019 10 : 47 : 14 AM

शिक्का क्र.5 ची वेळ:17 / 09 / 2019 10 : 47 : 16 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik3

EPayment Details.

प्रमाणित करण्यात येते की,

या दस्तामध्ये एकुण ..2.. पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

sr.	Epayment Number
1	MH006349350201920E
2	1709201900424

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दिनांक

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Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning

2. Get print immediately after registration

For feedback, please write to us at feedback.isanita@gmail.com

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

