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Wednesday,March 11 ,2020
10:12 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2673 दिनांक: 11/03/2020

गावाचे नाव: देवळाली
दस्तऐवजाचा अनुक्रमांक: नसन3-2094-2020
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: मे. आकार डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री. अरविंदभाई करसनभाई पटेल

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 620.00
पृष्ठांची संख्या: 31	
एकूण:	रु. 720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:31 AM ह्या वेळेस मिळेल.

Joint Sub-Registrar Nashik-3
सह. दुय्यम निबंधक वर्ग २
नाशिक-३

बाजार मुल्य: रु.1 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013174129201920E दिनांक: 11/03/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.620/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1003202000919 दिनांक: 11/03/2020
बँकेचे नाव व पत्ता:

Patel

CHALLAN
MTR Form Number-6

GRN	MH013174129201920E	BARCODE		Date	09/03/2020-17:49:11	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	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	Akar Developers
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	S.No. 122/3 4/1/30 P.No. 28 at Deolali
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	Kalpraj Apartment
0030063301 Registration Fee	100.00	Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 1 0 1
		Remarks (If Any)	SecondPartyName=NA~
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

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SUB-REGISTRAR CLASS-2 JOINT THE NASHIK-3

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792020030971414	119297256
Cheque/DD No.		Bank Date	RBI Date	09/03/2020-17:50:30	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 : Mobile No. : 9423962019

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

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

Babel

Print Date 09-03-2020 05:52:40

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1003202000919	**Date**	10/03/2020
Received from mae. akar devalparsa bhagidari sanstha tarfe bhagidar shri. arvindbhai karshanbhai patel, Mobile number 9423928881, an amount of Rs.620/-, 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**	10/03/2020
Bank CIN	10004152020031000745	**REF No.**	119275471
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASHIK-3

!! S H R E E !!

DECLARATION UNDER APARTMENT OWNERSHIP ACT

FORM-A

In the City, Town, Village, Taluka & District Nashik on this 11 day of March, 2020.

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(03)

M/s. AKAR DEVELOPERS PARTNERSHIP FIRM (PAN - AASFA 3841 M)

THROUGH ITS PARTNER,

MR. ARVINDBHAI KARSHANBHAI PATEL,

Age : 50 yrs., **Occu.**: Business,

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

Herein after reffered to as the **GRANTOR NO. 01/DEVELOPER** (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.) :

AND

MRS. HALIMABI RASHID KADRI,

Age : 65 yrs., **Occ.** : Housewife,

(PAN - DWDPK 2988 H)

through its General Power of Attorney,

M/s. AKAR DEVELOPERS PARTNERSHIP FIRM (PAN - AASFA 3841 M)

THROUGH ITS PARTNER,

MR. ARVINDBHAI KARSHANBHAI PATEL,

Age : 50 yrs., **Occu.**: Business,

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

Herein after reffered to as the **GRANTOR NO. 02/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 was 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. 28** admeasuring **total area 503.00 Sq. Mtrs. - 30.98 Sq. Mtrs. of Road Widening i.e. 472.02 Sq. Mtrs.** out of **Survey No. 122/3/4/1/30** situated at **DEOLALI**, and bounded as below :-

On or towards **East**	:	By Plot No. 29
On or towards **West**	:	By Plot No. 27
On or towards **South**	:	By Colony Road
On or towards **North**	:	By Colony 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. 28 out of S. No. 122/3/4/1/30 described above was purchased by Grantor No. 02 from Mr. Narayan Satvaji Pagare by Registered Sale Deed. The said Sale Deed was registered at Sr. No. 2013 on 17/09/1997 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. 15718 dtd. 14/06/1999.

And by Virtue of this in respect of the said property, the Grantor No. 02 hereby has absolute right to develop the said plot by constructing building there on as per the approved

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plans.

SECOND:

The Property described above is also converted to non Agricultural use as per the order of Collector, Nashik as per order No. Maha-kaksha-3/7/Bi.she.pra.kra./20/2013 Dated : 13/11/2013.

The Grantor No. 02 has decided to develop the said land and entered into a Development Agreement with the Grantor No. 01 and Development Agreement is registered at Sr. No. 2870 on 12/05/2015. The Grantor No. 02 also executed Power of Attorney in favour of Grantor No. 01 herein which is registered at Sr. No. 2871 on 12/05/2015.

That, the Grantor No. 01 has purchased TDR of 200.00 Sq. Mtrs., of "C" Zone by sale deed Dtd. 13/05/2015 which was duly registered at the office of Sub-Registrar, Nashik at Sr. No. 4268/2015. That, the building permission with respect of the said property described in the schedule hereunder written is also obtained by the Grantor No. 01 from Nashik Municipal corporation vide No. LND/BP/C-3/74/1073 dated 22-07-2015.

The Grantor No. 01 has registered the project under the provision of the Act with the Real Estate Regulatory Authority at Mumbai no. P51600008297; authenticated copy is attached in Annexure.

THIRD:

That, the Grantor No. 01 has Completed construction of building upon the parcel of land described above, a building known as **"KALPRAJ APARTMENT",** According to the plans attached in annexure which were approved by the Nashik Municipal Corporation, Nashik as per the **Building Permission No. LND/BP/C-3/74/1073 dated 22-07-2015** and the said building permission is for Residential purpose. The Grantor No. 01 has Completed the building as per the approved building plan and in respect of the said building the Nashik Muncipal Corportion has issued Completion certificate Letter no. **Javak No./Nanivi/Nashikroad/25807/2020 dtd. 04/02/2020.**

The said building consists of ground floor and four upper floors. In the said building, there are 10 Family Residential Units. They are all capable of individual utilization, on account of having their own exit to a common area and facility of the building and the apartment will be sold to one or more owners each owner obtaining a particular and exclusive property right hereto and each apartment constituting a heritable and transferable,the present plot & T.D.R. as per new rules, then even after completion of the building and obtaining Completion Certificate, the Grantor No. 01 have right to utilize the said F.S.I. exclusively by carrying out necessary construction over the terrace area and also over the family unit Nos. 7 & 8 referred above. The present building in the marginal spaces of the building. While erecting the said pillers, if the area of any family unit is increased, then the said family unit holder will have to give co-operation and will have to pay necessary charges for the construction of their property.

FOURTH:

That this condominium shall be known as **KALPRAJ APARTMENT** CONDOMINIUM and that the family units and common areas and facilities of the building will be as follows;

On the ground floor there is parking for the apartment, on the First Floor there are family unit Nos. 1, 2 & 9, on the Second floor family unit Nos. 3, 4 & 10, On the Third floor family unit Nos.5 & 6 and on the Fourth floor family unit Nos.7 & 8.

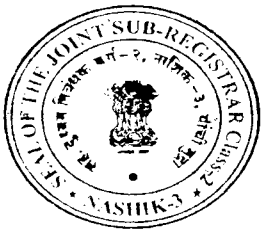
FAMILY UNITS

01) **Family Unit No. 01 : Mr. Ashok Narayan Jainkar & Mrs. Vaishali Ashok Jainkar**

The Agreement for Sale is registered at Sr. No. 7664/2017 on Dtd. 21/11/2017.

It is a rectangular shaped apartment, on the First floor totally measuring 56.76 Sq.Mtrs.

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Carpet Area + usable area of adjoining Balcony & C/B adm. 13.88 Sq.Mtrs. alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

02) **Family Unit No. 2 : Unsold**

It is a rectangular shaped apartment, on the First floor totally measuring **72.94 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 15.47 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

03) **Family Unit No. 03 : Mr. Bhalchandra Daguji Ghuge & Mrs. Sunita Bhalchandra Ghuge**

The Agreement for Sale is registered at Sr. No. 6270/2018 on Dtd. 03/09/2018.

It is a rectangular shaped apartment, on the Second floor totally measuring **56.76 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 13.88 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

04) **Family Unit No. 4 : Mrs. Pratibha Pradeep Pandit & Mr. Pradeep Somnath Pandit**

The Agreement for Sale is registered at Sr. No. 1936/2018 on Dtd. 13/03/2018.

It is a rectangular shaped apartment, on the Second floor totally measuring **72.94 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 15.47 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

05) **Family Unit No. 5 : Sushmita Ravindra Sonje & Mr. Ravindra Narayan Sonje**

The Agreement for Sale is registered at Sr. No. 1842/2018 on Dtd. 12/03/2018.

IIt is a rectangular shaped apartment, on the Third floor totally measuring **56.76 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 13.88 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

06) **Family Unit No. 6 : Sarika Subhash Ranade**

The Agreement for Sale is registered at Sr. No. 1658/2019 on Dtd. 08/03/2019.

It is a rectangular shaped apartment, on the Third floor totally measuring **72.94 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 15.47 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

07) **Family Unit No. 7 : Mr. Vikrant Sudam Patil & Mrs. Kalpana Sudam Patil**

The Agreement for Sale is registered at Sr. No. 2901/2018 on Dtd. 12/04/2018.

It is a rectangular shaped apartment, on the Fourth floor totally measuring **56.76 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 13.88 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

08) **Family Unit No. 8 : Mr. Avinash Padmanabh Gosavi & Mrs. Akshya Avinash Gosavi**

The Agreement for Sale is registered at Sr. No. 8686/2019 on Dtd. 18/12/2019.

It is a rectangular shaped apartment, on the Fourth floor totally measuring **63.00 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm.** 8.66 Sq.Mtrs. **+ usable area of adjoining Terrace adm. 10.27 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy

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the Common area in thesaid apartment as specifically shown on the plan attached hereto.

09) Family Unit No. 9 : Mrs. Halimabi Rashid Kadri

It is a rectangular shaped apartment, on the First floor totally measuring **64.82 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 9.48 Sq.Mtrs. + usable area of adjoining Terrace adm. 24.25 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

10) Family Unit No. 10 : Mrs. Halimabi Rashid Kadri

It is a rectangular shaped apartment, on the Second floor totally measuring **64.82 Sq.Mtrs. Carpet Area + usable area of adjoining Balcony & C/B adm. 14.64 Sq.Mtrs.** alongwith the absolute and exclusive right to use and enjoy the Common area in thesaid apartment as specifically shown on the plan attached hereto.

2. COMMON AREAS AND FACILITIES :

a) All that piece and parcel of the undivided land as described in the paragraph first of this deed.

b) The foundation of main walls, columns, girders, beams and roofs of the building as described on the plan and shall form part of this Deed as Exhibit herewith attached.

The following Common Areas and Facilities are separate for Family unit no. 01 to 08 and Family Unit no. 09 and 10 :

c) Stairway and Lift referred to in this Deed as shown on the plan which leads from the ground floor to the roof of the building.

d) Sanitary network throughout the building and Underground water tank located in the side margin and overhead water tank located on the roof of the building.

e) Plumbing network throughout the building.

f) Common Electric meter and wiring network throughout the building.

g) Motor with pump set and in General all apparatus and installations existing for common use.

h) Top terrace

i) Borwell with sub mercible pumpset

j) There is a common passage for egress and ingress to each family unit which goes south north east west. The said passage shall be utilized by the said unit holders in common and that property will remain the property of the owners. No Unit owner shall have any exclusive right over the said common passage area.

RESTRICTED AREAS :

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

b) That the ground floor area and side margin underneath family unit no. 01 to 08 and family unit no. 09 and 10.

c) 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.

d) 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

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responsibility of that particular unit holder and the Grantors 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 **"KALPRAJ APARTMENT"** CONDOMINIUM is based on the proportionate value of such unit to the total value of all units, which are as follwos:-

Apartment	Percentage
Flat No. 1	8.66%
Flat No. 2	11.12%
Flat No. 3	8.66%
Flat No. 4	11.12%
Flat No. 5	8.66%
Flat No. 6	11.12%
Flat No. 7	8.66%
Flat No. 8	10.39%
Flat No. 9	11.73%
Flat No. 10	9.88%
	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 **"KALPRAJ 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-B.

SEVENTH:

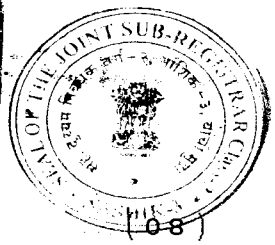
That as appears above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment ownership Act, 1970 so that the family units of the upper floors may be conveyed and registered as individual properties capable of independent use, on account of 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).

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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 **"KALPRAJ APARTMENT"** CONDOMINIUM.

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 of all the apartment owners expressed in amendment to this Deed duly registered.

TWELFTH:

That the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the family units to which it appertains and shall be deemed conveyed or encumbered with the unit eventhough such interest is not expressly mentioned or described in the conveyance or other instrument.

THIRTEENTH:

That each apartment owner shall comply with the provisions of this Deed, the bye-laws, decisions and resolutions of the Association of Apartment Owners or its representatives, and failure to comply with any such provisions, decision or resolutions, shall be grounds for an action to recover sums.

FOURTEENTH:

That the dedication of the property to the plan of Apartment Ownership herein shall not be revoked or the property removed from the Plan of Apartment Ownership, of any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation of amendment,or removal of the property from the Plan by duly registered instrument.

FIFTEENTH:

That no apartment owner of unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restrited common areas and facilities or by the abandonment of his family unit.

SIXTEENTH:

All sums assessed by the association but unpaid for the share of the common expenses chargeble to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charges, if any, on the family unit for payment of Government or municipal taxes or both, and (2) all sums unpaid on a first mortgage of the apartment.

SEVENTEENTH:

That all present or future owners, tenants, or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the units of the building or the mere act of occupancy of any of the said unit shall signify that the provisions of this Deed are accepted and ratified. The respective unit shall not be rented or given on leave and license or care-taker basis by the apartment owners thereof for transient or hotel purpose, which shall be defined as (a) rental compensation or compensation for any period less than thirty days, or (b) any rental or if the occupants of the units are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the apartment owners of the respective units

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shall have the absolute right to lease such unit or give it on leave and license or care-taker basis provided that said lease or leave and license or care-taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye-laws in Exhibit A attached hereto.

EIGHTEENTH:

That if the property, subject to the plan of Apartment ownership is totally or substantially damage or destoryed, the repaid, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act,1970.

NINETIETH:

That where a family unit is sold by a mortgage in exercise of his powers of sale under an English mortgage or by a Court in execution of a decree in a suit brought by a mortgagee against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit unit at such sale, or his successors or assigns shall be liable, for assessment by the association which became due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be constructed to prevent the Association of property insurance premium as such premiums become due.

TWENTIETH:

That in a voluntary conveyance of a family unit the guarantee of the unit shall be jointly and severally liable with the vendor for all unpaid assessments by the Association of Apartment Owners, against the latter for his share of the common expenses up to the time of the grant or conveyance without prejudice to the promoters and the confirming party right to recover from the Grantors the amounts paid by the grantee therefore. However, any such vendor shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantors due to the Association and such grantee shall not be liable for nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Apartment Owners against the Grantors in excess of the amount therein set forth.

TWENTY-FIRST:

That the manager of Board of Managers of the Association shall obtain the continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units but without prejudicial to the right of the owner of a family unit to obtain individual family unit insurance.

TWENTY-SECOND:

That insurance premium for any blanket insurances coverage shall be a common expenses to be paid by monthly assessment levied by the Association of Apartment Owners; and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premiums become due.

M/s. AKAR DEVELOPERS PARTNERSHIP FIRM THROUGH ITS PARTNER, MR. ARVINDBHAI KARSHANBHAI PATEL, hereto set their hands on this 11th day of March in the year Two Thousand and Twenty.

SIGNED SEALED & DELIVERED
BY WITHINNAMED DEVELOPER & LAND-OWNER,
M/s. AKAR DEVELOPERS PARTNERSHIP FIRM
THROUGH ITS PARTNER,

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MR. ARVINDBHAI KARSHANBHAI PATEL,
(DEVELOPER/GRANTOR NO. 01)

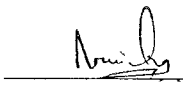




MRS. HALIMABI RASHID KADRI,
THROUGH ITS GENERAL POWER OF ATTORNEY,
AKAR DEVELOPERS,
THROUGH ITS PARTNER,
MR. ARVINDBHAI KARSHANBHAI PATEL,
(LAND-OWNER/GRANTOR NO. 02)

IN THE PRESENCE OF WITNESSES :-

1. Pritam Patel.



2. Vijay Sanjit



Summary-2(दस्त गोषवारा भाग - २)

11/03/2020 10 13:58 AM

दस्त गोषवारा भाग-2

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दस्त क्रमांक:2094/2020

दस्त क्रमांक :नमन3/2094/2020
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. आकार डेव्हलपर्स तर्फे भागीदार श्री. अरविंदभाई करसनभाई पटेल पत्ता:प्लॉट नं. - , माळा नं - , इमारतीचे नाव: कृष्णालय, महालक्ष्मी नगर, हिरावाडी रोड, पंचवटी, नाशिक. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक पॅन नंबर AABFA3341Y	लिहून देणार वय :-50 स्वाक्षरी:-		
2	नाव तर्फे भागीदार श्री. हिरे हरी दत्ते तर्फे विकसक व ज. मु. म्हणून मे. आकार डेव्हलपर्स तर्फे भागीदार श्री. अरविंदभाई करसनभाई पटेल पत्ता:-, इमारतीचे नाव: हिरावाडी रोड, पंचवटी, नाशिक, -, पंचवटी, NASHIK-MAHARASHTRA, NASHIK, Non-Government पॅन नंबर AABFA3341Y	लिहून देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार यांनी सदरचे घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 03 2020 10 12 : 49 AM

ओळख:-
सदर इसम दुय्यम निबंधक वर्ग-२ नाशिक-३ यांचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वकील कुणाल पुरुषोत्तम पटेल वय:33 पत्ता:घर नंबर प्लॉट नंबर: पंचवटी कारंजा, नाशिक. पिन कोड:422003		

स्वाक्षरी

शेक्का क्र.4 ची वेळ:11 03 2020 10 : 13 : 07 AM

शेक्का क्र.5 ची वेळ:11 03 2020 10 13 09 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Class-2

Payment Details.

sr.	Purchaser	Type	Verification no/ Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Akar Developers	eChallan	02901792020030971414	MH013174129201920E	100.00	SD	0006764888201920	11/03/2020
2	Akar Developers	eChallan		MH013174129201920E	100	RF	0006764888201920	11/03/2020
3		DHC		1003202000919	620	RF	1003202000919D	11/03/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण 39 पाने आहेत.
2094 /2020

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सह दुय्यम निबंधक वर्ग-२
नाशिक-३.
पुस्तक क्रमांक १, क्रमांक
.....2094 वर नोंदला.
दिनांक 09 मार्च सन २०२०

सह दुय्यम निबंधक वर्ग-२
नाशिक-३

SEAL OF THE JOINT SUB-REGISTRAR Class-2 सह दुय्यम निबंधक वर्ग-२, नाशिक-३, NASIK-3

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11/03/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3
दस्त क्रमांक : 2094/2020
नोंदणी :
Regn:63m

गावाचे नाव : देवळाली

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	1
(3) बाजारभाव(माडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे देवळाली,सर्व्हे नं. 122/3/4/1/30 च्या मंजूर ले-आउट मधील बिनशेती प्लॉट नं. 28 यांसी एकूण क्षेत्र 503.00 चौ.मी. त्यामधून रस्ता रुंदीकरणाचे 30.98 चौ.मी. चे क्षेत्र वजा करून येणारे उर्वरित क्षेत्र 472.02 चौ.मी. यावरील कल्पराज अपार्टमेंट या नावाने ओळखल्या जाणाऱ्या इमारतीमधील 10 सदनिकांचे घोषणापत्र.((Survey Number : 122/3/4/1/30 ; Plot Number : 28 ;))
(5) क्षेत्रफळ	1) 472.02 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. आकार डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री. अरविंदभाई करसनभाई पटेल वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कृष्णालय, महालक्ष्मी नगर, हिरावाडी रोड, पंचवटी, नाशिक. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-AASFA3841M 2): नाव:-सौ. हलीमाबी रशीद काद्री यांचे तर्फे विकसक व ज. मु. म्हणून मे. आकार डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री. अरविंदभाई करसनभाई पटेल वय:-50; पत्ता:--, -, कृष्णालय, महालक्ष्मी नगर, हिरावाडी रोड, पंचवटी, नाशिक. , -, -, पंचवटी, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422003 पॅन नं:-AASFA3841M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/03/2020
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2020
(11)अनुक्रमांक,खंड व पृष्ठ	2094/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

20रु. RS.20 INDIA TWENTY RUPEES बीस रुपये

सह. दुय्यम निबंधक वर्ग-२ नाशिक-३

सूची क्र.II

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यकतानुसार तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

नोंदणी : अ[illegible] देवळाली

[illegible] क वर्ग-२

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२, नाशिक-३ NASIK-3