

340/2158

पावती

Original/Duplicate

Thursday, March 04, 2021

नोंदणी क्र.: 39म

3:07 PM

Regn.: 39M

पावती क्र.: 2716 दिनांक: 04/03/2021

गावाचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमांक: तसन 3-2158-2021

दस्तावेजाचा प्रकार: डिकलरेशन

मादर करणान्याचे नाव: श्रेया प्रॉपर्टीज प्रा लि तर्फे संचालक भरत रामजीलाल सिंघल - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:25 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3
सह. न्यायम निबंधक वर्ग-२

नाशिक-३

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0203202113934 दिनांक: 04/03/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012486951202021E दिनांक: 04/03/2021

बँकेचे नाव व पत्ता:

Bughp

मुळ दस्त परत केला
व सही घेतली.



सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. नाशिक 3

दस्त क्रमांक : 2158/2021

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	डिकलरेशन
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1
(4) भू-मापन, गोट्टिम्मा व घरक्रमांक (अगल्यास)	
(5) क्षेत्रफळ	1) 854.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करत दिल्याचा दिनांक	02/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	04/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	2158/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेष	

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोस्ट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे नाशिक शिवारातील यांसी सर्व्हे नं 792/1अ /1/2/3/7/8 या मंजूर लेआऊट मधील प्लॉट नं 7 व 8 यांसी क्षेत्र 854.18 चौ.मी या वरील श्रेया हाईटम अपार्टमेंट चे घोषणा पत्र(22 युनिट) (Survey Number : 792/1A /1/2/3/7/8 ; Plot Number : 7 & 8 ;)

1): नाव:-श्रेया प्रॉपर्टीज प्रा लि तर्फे संचालक भरत रामजीलाल गिंधल - - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: शॉप नं. २, जीवन शांती अपार्टमेंट, भाभानगर, मुंबई नाक्या जवळ नाशिक, रोड नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422002 पॅन नं:-AATCS6016N

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Affidavit



सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अरखल बरहुकुम नक्कल
सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.



CHALLAN
MTR Form Number-6



GRN	MH012485951202021E	BARCODE	Date		02/03/2021-13:26:19	Form ID	25.1	
Department			Inspector General Of Registration					
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			SHREYA PROPERTIES P V T LTD THROUGH
Location			NASHIK					DIRECTOR BHARAT RAMJILAL SINGHAL
Year			2020-2021 One Time		Flat/Block No.			NASHIK S.NO.792/1A/1/2/3/7/8 PLOT NO.7
Account Head Details			Amount in Rs.		Premises/Building			
0030046401 Stamp Duty			100.00		Road/Street			NASHIK
0030063301 Registration Fee			100.00		Area/Locality			NASHIK
					Town/City/District			
					PIN			4 2 2 0 0 2
					Remarks (If Any)			
					SecondPartyName=SHREYA PROPERTIES P V T LTD THROUGH			
					DIRECTOR BHARAT RAMJILAL SINGHAL-CA=0-1000000000			
					Amount in			Two Hundred Rupees Only
Total			200.00		Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		00040572021030205648	IK0AZYPK5
Cheque/DD No.			Bank Date		RBI Date		02/03/2021-13:24:27	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 :

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

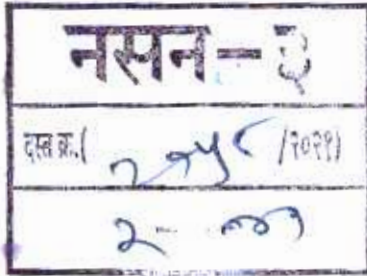
संदर्भ चालन केवल दस्तावेज निबंधक कार्यालयों में ही दर्ज करवाया जा सकता है। नोटरीयल या अनियोजित दस्तावेजों के लिए यह चालन लागू नहीं है।

DEED OF DECLARATION

OF

SHREYA HEIGHTS APARTMENT

This Deed of Declaration is made and executed at Nashik
on this 02nd Day of the March in the Christian Year Thousand Twenty
One A.D.at Nashik.



- 2 -

By

SHREYA PROPERTIES PVT LTD

A company registered under Companies Act, 1956

Having its registered office at- Shop No. 2, Jeevan Shanti Apartment,
Bhabhanagar, Near Mumbai Naka, Nashik 422002

Pan No. :- AATCS 6016 N

Through its Directors

SHRI. BHARAT RAMJILAL SINGHAL

Age :- 45 , Occ.:- Business

Hereinafter referred to as "**The PROMOTER**" (Which expression shall unless repugant to the context or meaning thereof shall mean and include their heirs, executors, administrators, assigns etc.)

As the Grantor owner of the property more particularly described in the schedule I written hereunder herein and hereinafter referred to as the Grantor who is fully empowered to execute this Deed.

DEED OF DECLARATION OF SHREYA HEIGHTS U/S 2 & 11 OF MAHARASHTRA APARTMENT OWNERSHIP ACT 1970.

1. WHEREAS the property mentioned in Schedule "I" hereinbelow land bearing of **S. No. 792/ 1 A / 1+ 2+ 3 / 7 / 8 , Plot No. 7 / 8 , admeasuring 854.18 sq. mtr.out of which area admeasuring 34.87 sq. meter transfer to Nashik Municipal Corportion lying and being at Nashik Shiwar,** more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property".
2. AND WHEREAS out of the said property Plot No. 7 was purchased by the Promoter from Dr. Milind Vasantrao Pimprikar by Register Sale Deed dated 05/09/2014 which was duly registered at the office of Sub-Registrar, Nashik - 3 at document Sr. No. 6202. On the basis of the said sale Deed Mutation Entry No. 94732 is certified for recording their names in the "Ownership" column of the 7/12 extract.
3. AND WHEREAS out of the said property, Plot No. 8 was purchased by the Promoter from Dr. Milind Vasantrao Pimprikar by Register Sale Deed dated 30/12/2014 which was duly registered at the office of Sub-Registrar, Nashik - 6 at document Sr. No. 4410. On the basis of the said sale Deed Mutation Entry No. 95942 is certified for recording their names in the "Ownership" column of the 7/12 extract.
4. AND WHEREAS the said property is plot from and out of the Final Layout Plan, is approved and Sanctioned by Nashik Corporation vide their

नसम-३
दस्तावेज क्र. (२९५ / २०१९)
३-२९



letter No. Ja. No. / Nagar Rachana Vibhag /Final / 392, dated 16/01/1999.

5. AND WHEREAS the said property is converted .i.e. Plot no 7 & 8 to Non -Agricultural use and a permission to this effect U/s. 44 of Land Revenue Code from Collector, Nashik, Bearing No. Kra Maha / Kasha - 3 / N. A. / 267 / 98, Nashik, dated 15/10/1998. Accordingly the N.A. cess and taxes are paid up-to-date. Therefore, the said Property is fit for causing construction of a building Consisting of Residential tenements.

6. AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for causing development on it by constructing a building of Residential tenements thereon:

7. AND WHEREAS Promoter had prepared jointly building plan for Plot no. 7 & 8 for the construction of the building consisting of residential areas and other premises is approved by the Nashik Municipal Corporation by their Commencement Certificate No. LND / BP / A 3 / BP / 465/ 19, dated 23/05/ 2016 .The Promoter had purchased T.D.R of 510.00 sq. mtrs from D zone from D.R.C No.746 from Shri.Dilip Dattu Datir and others 2 by registered sale deed, dated 06/11/2017 The said sale deed was registered at Sr. no.6075 in Sub-registrar Office Nashik 5.The Promoter had revised building Plan which was approved by the Nashik Municipal Corporation by their Commencement Certificate No. LND / BP / A 3 / 106/ 17442, dated 08/03/2018 .

8. AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate (Regulation and Re - Development) Act 2016 with the real estate regulatory authority at Maha Rera Regsitraration Number P51600008371 , dated 18/08/2017. The said scheme was under the provisions of the Real Estate (Regulation and Re - Development) Act 2016.

9. AND WHEREAS the Promoter had transfered area admeasuring 34.87 sq.mtr. for 7.50 to 9 meter road widening to Nashik Municipal Corporation . M.E No 502182 dated 02/09/2020 had been mutuited for area admeasuring 4.50sq.meter and M.E.no. 502324 dated 09/11/2020 had been mutuited for area admeasurig 30.37 sq. meter to that effect.

10. AND WHEREAS Accordingly the construction of the **SHREYA HEIGHTS** is commenced and completed by the Promoter and Nashik Municipal Corporation had issued completion certificate vide their letter No. Javak kra / Nanivi /25662/2020 dated 06/08/2020. The **SHREYA HEIGHTS** shall consists 21 Flats & 1 Rooms independent units having independent approach to each unit and also having all required facilities and civic amenities as per the approved and sactioned Building plans. The **SHREYA HEIGHTS** consists of Parking, First, Second, Third , Fourth, Fifth, Sixth & Seventh . The Promoter is intending



to sell the various constructed residential tenements to the prospective purchasers by entering into Agreement for sale with them. These tenements are more particularly described written hereunder. The said tenements are termed as the said Apartments and the different Purchasers of the said Apartments shall acquire exclusive property rights, which are heritable and transferable in respect of the said Apartments and each such apartment shall be treated as an independent unit owned and possessed by the individual purchaser and also hereinafter shall be referred to as the family units. The said Apartments/ family units are to be treated as individual properties capable of independent use on account of each having its own exit to the common areas and facilities of the building and each family unit owner having exclusive and particular right, title and interest whatsoever in his respective family unit and in addition, specified undivided interest in the General and common areas and facilities herein below mentioned.

12 AND WHEREAS apart from construction of the said family units, there are areas of the said property and construction thereon, over which the Grantor and various purchaser of the said family units shall have general, common and as well as restricted, rights more particularly defined and written in this Deed of Declaration.

13. AND WHEREAS **SHREYA HEIGHTS** constructed over the said property shall be as per the prevalent rules of floor space index (F.S.I.). Therefore considering the land area of the said property i.e. **Plot no. 7/8 admeasuring 819.31 Sq.Mtr.** with T.D.R. 510 .00 sq. mtrs. for residential complex to the extent of consumption sanctioned F.S.I. is constructed on the said property. The Promoter had transfered area admeasuring 34.87 sq. mtrs. for 7.50 to 9 meter for road widening to Nashik Municipal Corporation.

17. AND WHEREAS in persuance to the development of the said property and to have perfect title to each independent constructed said **SHREYA HEIGHTS** constructed over the said property, it is necessary that a legal status should be obtained by each independent constructed family unit and for that purpose, the Grantor Owner have decided for the formation and Declaration of Apartment under the scheme of the "The Maharashtra Ownership Apartment Act 1970" hereinafter referred to as the said Act and have proposed to submit the said property and the **SHREYA HEIGHTS** and the premises therein u/s 2 and 11 of the said Act and under rule 3 of the Maharashtra Apartment Rules 1971, hereinafter referred to as the said Rules.

18. AND WHEREAS the Promoter being the Developer and as a original owner of the said property who has actually executed the Development of the said property and therefore, is competent to execute this Deed of Declaration.

19. AND WHEREAS Promoter has decided that the carpet area is basis