



CHALLAN
MTR Form Number-6



GRN	MH014275546202122E	BARCODE			Date	08/03/2022-19:06:59	Form ID	25.3
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		Manisha Shridhar Tamhankar		
Location		NASHIK						
Year		2021-2022 One Time		Flat/Block No.		S.no.332/3/1/A/3/4 Plot no.3/4		
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		100.00		Road/Street		Samarth Plaza Apartment Flat No.15		
0030063301 Registration Fee		100.00		Area/Locality		Pathardi		
				Town/City/District				
				PIN		4 2 2 0 1 0		
				Remarks (If Any)				
				SecondPartyName=Shree Samarth Builders and Developers Partnership Firm=				
				Amount in Words				
				Two Hundred Rupees Only				
Total		200.00						
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN		Ref. No.		00040572022030822113 IK0BOMWKC7
Cheque/DD No.				Bank Date		RBI Date		08/03/2022-19:24:08 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
दस्तावेज चलान केवल
के लिए है।

Department of Stamp & Registration, Maharashtra

0000000000

रर चलान लागू

Receipt of Document Handling Charges

PRN 0803202219678

Date 08/03/2022

Received from Self, Mobile number 0000000000, an amount of Rs.520/-, 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 SBIN

Date 08/03/2022

03-2022 07:08:30

Bank CIN 10004152022030816461

REF No. 206719596168



09/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 6

दस्त क्रमांक : 2433/2022

नोदणी :

Regn:63m

गावाचे नाव : पाथर्डी - 1



- (1) विलेखाचा प्रकार डीड ऑफ अपार्टमेंट
(2) मोबदला 2954630
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2184500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्जन : इतर माहिती : तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी मौजे पाथर्डी या गावाचे शिवारातील स.नं 332/3/1/अ/3/4 प्लॉट नं 3/4 यांसी क्षेत्र 637.14 चौ.मी.पैकी 15.75 चौ.मी क्षेत्र नाशिक महानगर पालिकेला रस्ता रुंदीकरणाकरिता वर्ग केलेले आहे यांसी सिटी स.न.7715 उर्वरित मिळकतीवरील समर्थ प्लाझा अपार्टमेंट मधील सिसऱ्या मजल्यावरील फ्लॅट नं.15 यांसी बांधकाम पूर्णत्वाच्या दाखल्या पूर्वीचे कार्पेट क्षेत्र 47.74 चौ.मी.वाल्कनी क्षेत्र 8.00 चौ.मी व सी/बी चे क्षेत्र 5.87 चौ.मी युटिलिटी चे क्षेत्र 3.14 चौ.मी तसेच पार्किंगचे क्षेत्र 11.20 चौ.मी आणि बांधकाम पूर्णत्वाच्या दाखल्या नंतरचे क्षेत्र 56.45 चौ.मी.वाल्कनी क्षेत्र 6.30 चौ.मी तसेच अलटिड पार्किंगचे क्षेत्र 11.20 चौ.मी (Survey Number : 332/3/1/A/3/4 ; Plot Number : 3/4 ;)

- (5) क्षेत्रफळ 1) 56.45 चौ.मीटर
(6) आकारणी किंवा जुदी 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 समर्थ विल्डर्स अँड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार १. महेश पनशाम जोशी २. नरेंद्र सीताराम कुलकर्णी ३. मुकुंद मोहन कुरुमभट्टी ४. विवेक लक्ष्मीकांत सुमाळ ५. माधवी मनोज कुरुमभट्टी नं १ स्वतःकरीता व २ ते ५ तर्फे वि.सु. वय:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, ऑफिस नं.१ कुसुम प्लाझा, बडाळा पाथर्डी रोड, इंदिरा नगर, नाशिक, रोड नं:-, महाराष्ट्र, नासु:ईक. पिन कोड:-422002 पॅन नं:-ABVFS6957N

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

1): नाव:- मनिष धीरर ताम्हनकर वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट नं १५, समर्थ प्लाझा अपार्टमेंट, बडाळा पाथर्डी रोड, इंदिरा नगर, नाशिक, रोड नं:-, महाराष्ट्र, नासु:ईक. पिन कोड:-422009 पॅन नं:-ADRP74340A
2): नाव:- दिपाली मनिष ताम्हनकर वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट नं १५, समर्थ प्लाझा अपार्टमेंट, बडाळा पाथर्डी रोड, इंदिरा नगर, नाशिक, रोड नं:-, महाराष्ट्र, नासु:ईक. पिन कोड:-422009 पॅन नं:-AELPT8679M

- (9) दस्तऐवज करून दिल्याचा दिनांक 09/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक 09/03/2022
(11) अनुक्रमांक, छंड व पृष्ठ 2433/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100
(14) शिरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सूची क्र. II

नोंदणी नंबरची प्रथम प्रत

अस्तित्व बरहोवून जयकल

महाराष्ट्र

सह दुय्यम निबंधक वर्ग-२.

नाशिक-६

538/2433

Wednesday, March 09, 2022

4:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2882

दिनांक: 09/03/2022

गावाचे नाव: पाथडी - 1

दस्तऐवजाचा अनुक्रमांक: नसन6-2433-2022

दस्तऐवजाचा प्रकार: डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: मनिष श्रीधर ताम्हनकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

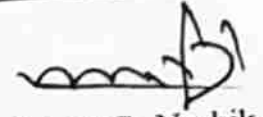
रु. 520.00

पृष्ठांची संख्या: 26

रु. 620.00

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:18 PM ह्या वेळेस मिळेल.



Joint S.R. Nashik-6

बाजार मूल्य: रु. 2184500 /-

मोबदला रु. 2954630/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६.

1) देयकाचा प्रकार: DHC रक्कम: रु. 520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0803202219678 दिनांक: 09/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014275546202122E दिनांक: 09/03/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No1360-2020 Amt. 29550



मुख्य दस्त/परत

रसन-६
दस्तावेज क्र. (२४३३ / २०२२)
२ - २९



Ready Recknor No. -19.9
Market Valuation Rs. : 21,84,500/-
Consideration Rs. : 29,54,630 /-
Stamp Rs. : 1,77,300 /- paid on 09/03/2020
Agreement For Sale Register on 11/03/2020 at Sr. No. 1360
Deed of Declaration Register on 02/03/2022 at Sr. No. 1960

DEED OF APARTMENT

THIS DEED OF APARTMENT MADE AND EXECUTED
AT NASHIK ON THIS DAY OF 9th AND MONTH OF MARCH 2022.

By

SHREE SAMARTH BUILDERS AND DEVELOPERS

Partnership firm

It's office at - Office no.1, Kusum Plaza Apartment, opp.

Church, Wadala Pathardi Road, Indira Nagar, Nashik - 422009

Pan - ABVFS 6957 N

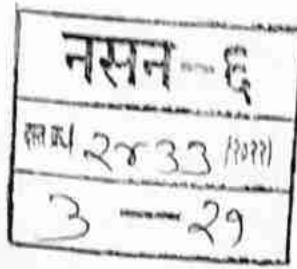
Through It's Partners

1. **SHRI. MAHESH GHANSHAM JOSHI**
Age :- 51, Occ. :- Builder & Developer
2. **SHRI. NARENDRA SITARAM KULKARNI**
Age :- 53, Occ. :- Builder & Developer
3. **SHRI. MUKUND MOHAN KURUMBHATI**
Age :- 51, Occ. :- Builder & Developer
4. **SHRI. VIVEK LAXMIKANT DHUMAL**
Age :- 51, Occ. :- Builder & Developer
5. **SAU. MADHAVI MANOJ KURUMBHATI**
Age :- 50, Occ. :- Builder & Developer

Hereinafter referred to as "The Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE FIRST PART**

AND

1. **MR. MANISH SHRIDHAR TAMHANKAR**
Age:-45 Years, Occ.:- Services
Pan - ADRPT 4340 A
2. **MRS. DIPALI MANISH TAMHANKAR**
Age:- 43 Years, Occ.:- Housewife



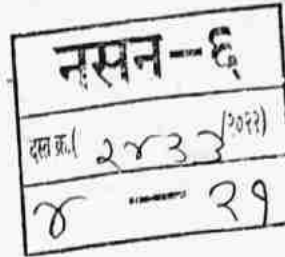
Pan - AELPT 8679 M

Both R/at. - Flat No. 15, Samarth Plaza Apartment Behind NMC Water Tank, Opp. Parksyde, Wadala Pathardi Road, Indira Nagar Annex, Nashik-422009

Hereinafter referred to as "THE ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE SECOND PART.**

DEED OF APARTMENT FOR THE FINAL CONVEYANCE OF AN APARTMENT FAMILY UNIT NO. 15 i.e. FLAT NO. 15 ON FOURTH FLOOR DECLARED AS APARTMENT UNDER THE PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 UNDER SEC.5 AND DECLARED AS SAMARTH PLAZA APARTMENT, BY DEED OF DECLARATION, DATED 02/03/2022.

1. WHEREAS the property mentioned in Schedule "I" hereinbelow land bearing of S. No. 332/3/1/A/3/4 out of which Plot no. 3/4, 637.14 Sq. Mtr out of which area admeasuring 15.75 Sq. Mtr. transfered to Nashik Municipal Corporation having CTS No 7715 lying and being at Pathardi in the Registration in Sub-District of, Nashik, Dist Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property".
2. WHEREAS the promoter had purchased the said project land from Shri. Rahul Keda Deore by registered Sale deed dated 31/01/2011. The said Sale deed was registered in Sub Registrar office Nashik 4 at Sr. No. 1235. The Name of the promoter had been mutated to record of rights vide M. E. No. 17535.
3. AND WHEREAS the said property is converted for nonagricultural use vide order no. Maha / kasha 3 / 4 / N. A. / 4 / 256 / 2003 Nashik, Dated 27 -01 -2004, from Collector of Nashik. The said layout is approved and Sanctioned by the Assistant Director of Town Planning, Nashik Municipal Corporation vide their letter No. Ja no. / Nagarrachana Vibhag / Final / Cidco / 50 / 4691 dated 31/12/2005. As per the said approved layout separate 7/12 extract are prepared vide M. E. No. 10438.
4. AND WHEREAS promoter had prepared a building plan which was approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND / BP / CD / B 5/ 50/ 560, dated 27/04/2012.
5. AND WHEREAS promoter has purchased T.D.R of 220.00 Sq. mtrs from D zone from D.R. C No. 647 from Shivaji Khanderao Matale by registered



sale deed, the said saledeed was registered at Sr No. 12432, dated 01/11/2013 in Sub - registrar Office Nashik 5.

6. AND WHEREAS promoter has purchased T.D.R of 35.00 Sq. mtrs from D zone from D R. C No. 455 from Kiran Sitaram Chavhan by registered saledeed, the said saledeed was registered at Sr No. 9289, dated 02/11/2013 in Sub - registrar Office Nashik -3.

7. AND WHEREAS promoter had prepared a revised building plan with T.D.R 220.00 sq. mtrs and 35.00 sq. mtrs sq. mtrs which is approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND /BP / B5 /408 /4122/ 13, dated 18/12/2013.

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 Registration Number 51600009652, dated 22/08/2017. 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 15.75 sq.mtr. for 7.50 to 9 meter road widening to Nashik Municipal Corporation M.E No . 26571 had been mutated to that effect.

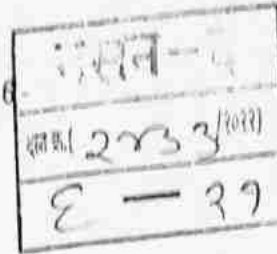
10. AND WHEREAS promoter had prepared a revised building plan which is approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND /BP / B5 /74, dated 15/06/2021. As per the said building plan the Promoter had completed the building namely **SAMARTH PLAZA APARTMENT** and Nashik Municipal Corporation had issued completion certificate vide their letter No. Javak kra / Nanivi /28663/2021 dated 21/12/2021

11. AND WHEREAS by virtue of the said sale deed in respect of the said property, the Promoter as owner of the said property has absolute right to develop the said property by constructing a building thereon and enter into Agreement for Sale of the tenaments to the prospective Purchasers at such price and to decide the terms and conditions as the Promoter may deem fit and right to construct a building on the said property and sell the flats and other constructions and to appropriate the sale proceeds thereof. The title of said property is clear, valid, marketable and free from all encumbrances.

12. AND WHEREAS the Promoter has distributed the said land property which consists of total 16 units as described in the Declaration of **SAMARTH PLAZA APARTMENT**, dated 02/03/2022. The units termed as "Family Units" in the Deed of Declaration of **SAMARTH PLAZA APARTMENT**.

13. AND WHEREAS The Promoter have decided to submit the said





17. AND WHEREAS the Allottee also confirmed and agreed to Purchase the said Flat for a total price of Rs. 29,54,630/- (In words **Twenty Nine Lacs fifty Four Thousand Six Hundred Thirty Only**) receipt of which the Promoter hereby admits and acknowledges and from which the Promoter has also given separate receipt to the Allottee.

18. AND WHEREAS as per the scheme of Apartment declared by the said Promoter and in accordance with the said declaration of " **SAMARTH PLAZA APARTMENT**" the said family unit No.15 , Flat No.15 holds 5.53% percentage of ownership in the said Apartment Scheme and the rights of voting and all other rights as described in detail in the said declaration.

19. AND WHEREAS as per the terms and conditions agreed upon, the Promoter has already delivered vacant and peaceful possession of the said **Flat No. 15 on the Fourth Floor** of " **SAMARTH PLAZA APARTMENT**" Accordingly the Allottee having understood the housing scheme of " **SAMARTH PLAZA APARTMENT**" and particularly the scope and extent of the said unit more particularly described in the said Declaration Deed, dated 02/03/2022 terms and conditions and consideration in respect of the sale purchase of the said unit were negotiated and finalised the same are recorded by the parties hereto by execution of these presents.

20. AND WHEREAS the Allottee as per the terms and conditions of these presents had discharged all obligations on his part including the payment of consideration of the said unit from time to time. The Promoter have received the said entire consideration from the Allottee. The transaction has been completed. However it is necessary that the said unit finally conveyed in favour of the Allottee together with its right, title and interest ownership thereof, as per the provisions of the Maharashtra Ownership Act and in accordance with the said Declaration Deed dated 02/03/2022 hence this Deed of Apartment of Final Conveyance of the said unit.

NOW THIS DEED OF FINAL SALE OF AN APARTMENT WITNESSETH AS UNDER:

1. In pursuance to the terms and conditions agreed by and between the parties hereto and upon having received the total amount of consideration in respect of the said unit bearing No. 15 i.e. **Flat No.15 on the Fourth floor** admeasuring mentioned in the schedule II having ownership, more particularly described in the Schedule II written hereunder, as well as in the said Declaration Deed, from the Allottee, the Promoter do hereby sale, alienate, transfer, assign and convey all the piece and parcel of the said **Flat no.15** mentioned in the schedule II **for total consideration of Rs. 29,54,630/- (In words Twenty Nine Lacs fifty Four Thousand Six Hundred Thirty Only)** which the Allottee has paid unto the Promoter