341/9161 पावती Original/Duplicate

Wednesday,November 25 ,2020 नोंदणी क्रं. :39म

11:06 AM Regn.:39M

पावती क्रं.: 11833 दिनांक: 25/11/2020

गावाचे नाव: नाशिक शहर - १

दस्तऐवजाचा अनुक्रमांक: नसन4-9161-2020

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: जाधव बिल्डर्स प्रोप्रा. फर्म, करिता प्रोप्रा. श्री. नितीन लक्ष्मण जाधव - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:22 AM ह्या वेळेस मिळेल. Joint Sub Registrar Nashik 4

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2411202015448 दिनांक: 25/11/2020

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007373471202021E दिनांक: 25/11/2020

बँकेचे नाव व पत्ता:

मुळ दस्त परत

Index-2(सूची - २)

25/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4
दस्त क्रमांक : 9161/2020
नोंदणी :
Regn:63m

गावाचे नाव : नाशिक शहर - १

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या 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 नाशिक शहर येथील,बिनशेती मिळकत यांसी सर्व्हे नंबर 761/6/4/4 ते 8 पैकी प्लॉट नं. 15 ते 17 एकुण क्षेत्र 910.00 चौ. मी. यावर बांधकाम केलेली आदित्य गोल्ड अपार्टमेंटचे घोषणापत्र .((Survey Number : 761/6/4/4 to 8 ; Plot Number : 15 to 17 ;))
(5) क्षेत्रफळ	1) 910.00 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:-जाधव बिल्डर्स प्रोप्रा. फर्म, करिता प्रोप्रा. श्री. नितीन लक्ष्मण जाधव - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: इ 6, इफको कॉलनी कामठवाडे, नाशिक. इ ६, इफको कॉलनी कामठवाडे, नाशिक. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422010 पॅन नं:-ADIPJ1036C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	9161/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्सल हुकुम नकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४

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

JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Def Date
1	Jadhav Builders through its Prop Nitin Laxman Jadhav	eChallan	69103332020112417974	MH007373471202021E	100.00	SD	0003358723202021	25/
2		DHC		2411202015448	440	RF	2411202015448D	25/
3	Jadhav Builders through its Prop Nitin Laxman Jadhav	eChallan		MH007373471202021E	100	RF	0003358723202021	25/

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





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Acc
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30063301 Regist
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me of Branch
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OTE:- This challan
दर चलन केवल
ही.

	Deface Date
021	25/11/2
D	25/11/2
021	25/11/2

CHALLAN

MTR Form Number-6

GRN	MH007373471202021E	BARCODE		Date	24/11/2020-16:44:13	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)	ADIPJ1036C
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR	Full Name	Jadhav Builders through its Prop Nitin Laxman Jadhav
Location	NASHIK		
Year	2020-2021 One Time	Flat/Block No. Premises/Building	S. No. 761/6/4/4 to 8, Plot No. 15 to 17
Account Head Details	Amount In Rs.	Road/Street	Aditya Gold Apartment
0030046401 Stamp Duty	100.00	Area/Locality	Nashik
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 2 2 0 0 8
		Remarks (If Any)	SecondPartyName=Jadhav Builders~
Total	200.00	Amount In Words	Two Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020112417974	2643983144
Cheque/DD No.		Bank Date	RBI Date	24/11/2020-16:44:37	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422252939

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नसन-४
दस्त क्र.(९७९ /२०२०)
९ — ३९

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

Page 1/1

Print Date 24-11-2020 04:45:15

DECLARATION.

(Under the provisions of the Maharashtra Apartment Ownership Act 1970)

THIS DECLARATION is made at Nashik on this 25th day of November in the Christian year 2020 at Nashik.

नसन-४
कार्य. ९१९१ /२०२०
२ — ३६

Jadhav Builders, Proprietary firm, Through its Prop.
Mr. Nitin Laxman Jadhav.
Age : 44 Yrs. Occ. Agriculture & Business.
R/o. A-6, Iffco Colony, Kamathwade,
Nashik - 10.
PAN No. ADIPJ 1036 C.

Who is the grantor and also hereinafter for the sake of brevity referred to as the **GRANTOR/ BUILDER.**

I WHEREAS Jadhav Builders, Proprietary firm, Through its Prop. Mr. Nitin Laxman Jadhav, (hereinafter referred to as the land owner) are the absolute and exclusive owner and otherwise well and sufficiently entitled to all that piece and parcel of the vacant land, bearing Plot No. 15 to 17 total area Adm. 910.00 Sq. Mtrs. out of S. No. 761/6/4/4 situated at Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the said property.

Collector of Nashik has granted N. A. permission to the said survey number as per Letter No. Masha / Kaksha 3 / N.A.P.No./440/2000 dt. 1/2/ 2001. Layout plan of the said survey number has been approved by Nashik Municipal Corporation Nashik as per Letter No. Javak Number / Nagarrachana Vibhag / Final / B-3 / 31 dated : 22/7/2002.

The Grantor/land owner have purchased the above said property i.e. plots no. 15 & 16 from Mr. Pandharinath Balu Jagtap & others by way of Sale Deed dated : 22/1/2014, 24/1/2014 & 30/1/2014 registered in the office of Sub-registrar Nashik at Sr. No. 930, 1027 & 1217 respectively and Plot No.17 purchased from Mr. Sunil Lotan Deore & others by way of Sale Deed dated : 9/8/2010 registered in the office of Sub-registrar Nashik at Sr. No. 7303/10 and accordingly name of the vendor / land owner has been mutated into record of rights of the said plot as per M. E. No. 92806 & 68743.

AND WHEREAS as such the Granter/land owner has absolute right to develop the said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at such price and the terms and conditions as he may deem fit

नसन-४
दस्त क्र. ९७९ /२०२०
३ — ३६

and has right to construct a building on the said property and sell the constructed premises and to appropriate the sale proceeds thereof.

AND WHEREAS the vendor prepared a building plan by utilizing the TDR Adm. 365.00 sq.mtrs. Which has been approved by the Nashik Municipal Corporation under Commencement Certificate No. LND /BP/B-3/412/3835/15 dt. 02/02/2015 and as per the building plan the Grantor/land owner has commenced the construction on the said property named as "**Aditya Gold Apartment**" (hereinafter referred to as the said building) having residential flats and has obtained Completion Certificate from Nashik Municipal Corporation as per Letter No. Javak Number / Nanivi /25686/2020. dated 28/09/2020.

The developer has constructed the said building for residential purpose in accordance with the sanctioned building plan, on the said piece of land, for use and occupation for residential purpose. The said building consists of Ground + upper floors. having total saleable built up area 1465.09 sq. mtrs.

All the units are capable of independent use and occupation on account of they having their own exit to the common areas and facilities and leadup to the main exit of the property. The units will be owned by one or more persons, each having a particular and exclusive property thereto, each apartment constituting heritable and transferable immovable property, within the meaning of common law for the time being in force in the state and also the undivided share in the general and /or restricted common areas and facilities of the building as enumerated herein below, necessary for their adequate use and enjoyment and hereinafter referred to as the General and / or restricted common areas and facilities all the same in accordance with the Maharashtra Apartment Ownership Act 1970.

IV. That this condominium shall be known as **Aditya Gold Apartment** and that the family units and common areas and facilities of the said project will be as under.

There are 23 flats in the Building of **Aditya Gold Apartment** and having separate entrance, common partitioned walls, staircase & allotted parking facility.