

सह.दुय्यम निर्बंधक वर्ग-२
नाशिक-१.

104/8260

यादती

Original/Duplicate

Wednesday, November 20, 2019

नोंदणी क्र.: 1368

6:04 PM

Regn.:39M

यादती क्र.: 15516 दिनांक: 20/11/2019

यादतीचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमांक: नसतन-8260-2019

दस्तावेजाचा प्रकार: डिप्लोमेशन

सादर करणाऱ्याचे नाव: ओमर/विल्डर/ डेव्हलपर श्री. अरुण पुंडलिकराव निरुपम

नोंदणी फी

दस्त हावाळणी फी

पृथांची संख्या: 45

रु. 100.00

रु. 900.00

रु. 1000.00

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:12 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

डीडी/धनादेशाचे ऑर्डर क्रमांक: MH008566617201920E दिनांक: 20/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.900/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 2011201909882 दिनांक: 20/11/2019

बँकेचे नाव व पत्ता:

Sub Registrar Nashik1

राज्य: महाराष्ट्र

नाशिक-१.

Received Original Document

Date:- 21 NOV 2019 -





CHALLAN
MTR Form Number-6



MTR Form Number: MH000566617201920E		BARCODE		Date: 20/11/2019-17:20:12	Form ID: 25.1
Department: Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID (If Any)		
Registration Fee			PAN No.(If Applicable): ABUPN7105N		
Document Name: NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name: ARUN PUNDLIKRAO NIKAM		
Location: NASHIK			Flat/Block No.: S NO 267/1/1/2/5 PLOT NO 5		
Year: 2019-2020 One Time			Promises/Building		
Account Head Details		Amount In Rs.	Road/Street: LAXMI RESIDENCY APARTMENT		
2004G101 Stamp Duty		100.00	Area/Locality: NASHIK		
20063301 Registration Fee		100.00	Town/City/District		
			PIN: 4 2 2 0 0 2		
			Remarks (If Any)		
			Second Party Name: NONE		
			Amount In Words: Two Hundred Rupees Only		
			Amount In Words: 200.00		
Payment Details: INDIAN BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02608672019112070329 1858735005
Cheque/DD No.			Bank Date	RBI Date	20/11/2019-17:20:38 Not Verified with RBI
Name of Bank			Bank-Branch: INDIAN BANK		
Name of Branch			Scroll No. , Date: Not Verified with Scroll		

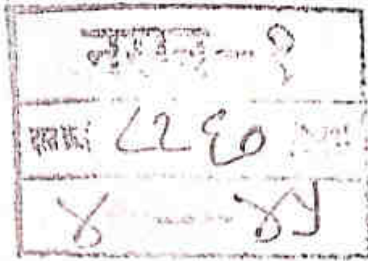
Department ID :

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

Mobile No. : 0000000000

नम्र चालन केवल दृश्यत निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी खदर चालन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN: 2011201909882	Date: 20/11/2019
Received from ARUN PUNDLIKRAO NIKAM, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (iSARITA) In the Sub Registrar office S.R. Nashik of the District Nashik.	
Print Date 20-11-2019 05:20:41	
Payment Details	
Bank Name: sbiepay	Date: 20/11/2019
Bank CIN: 10004152019112007800	REF No.: 201932474601774
This is computer generated receipt, hence no signature is required.	



Stamp of Rs. 100/-

DECLARATION OF APARTEMENT DEED

This DECLARATION OF APARTMENT DEED is made and executed on this 20th day of November 2019 at Nashik.

BY

SHRI. ARUN PUNDLIKRAO NIKAM,

Age- 57 yrs., Occ.- Business,

PAN NO. ABUPN 7105 N

R/o. Laxmi Nursing Home, Ahilya

Devi Housing Society, Chandwad,

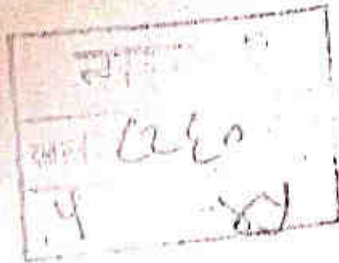
Tal- Chandwad, Dist- Nashik.

Address No :- 6650 3342 5492

Hereinafter referred to as “ **THE GRANTOR** ” (THE OWNER AND BUILDER/ DEVELOPER) (which expression shall unless it be repugnant to the context or meaning thereof and include their heirs, executors, administrators, and assigns, etc.)

WHEREAS

1. The property bearing Plot No. 5, out of S. No. 267/1/1/2/5 of Nashik was belonged to Shri. Arun Pundlikrao Nikam. The Grantor purchased the said Plot from Shri. Motahari Laxman Zurade and others through its General power of Attorney Mr. Bhaskar Laxman Jadhav. The said Sale deed was made and executed on 12-07-1994 which was registered in the office of Sub Registrar Nashik at Sr. No. 2951. In view of said registered Sale deed name of the Grantor was effected in the 7/12 extract of plot No. 5 and the Grantor becomes owner of said Plot.

**FIRST :-**

The Grantor is the owner well seized and possessed and otherwise entitled to All that piece and parcel of Non-Agriculture land bearing Plot No.5, total admeasuring 602.06 sq.mts. out of S. No. 267/1/1/2/5, situated at Nashik, Tal. & Dist. Nashik, within the limit of Nashik Municipal Corporation and is bounded as under:-

On or towards :-

East : Open Space

West : 60 Mtrs (100 ft.) D.P Road

South : Plot No. 4

North : S. No. 265

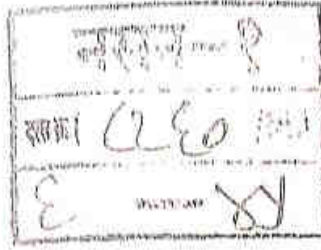
Together with the Ground, Mezzanine plus three storeyed building standing thereon.

Firstly the Grantor gave plot No. 1 Shri. Motahari Laxman Zurde and others through its General power of Attorney Mr. Bhaskar Laxman Jadhav. The said Sale deed was made and executed on 12-07-1994 which was registered in the office of Sub Registrar Nashik at Sr. No. 2951 and whereas the sale deed dated 12.07.1994 were typical mistake about the area of plot and boundries of plot hence, Grantor made and executed correction deed on 13.11.2001. The said correction deed was registered in the office of Sub Registrar Nashik at Sr. No. 15535

SECOND:-

AND WHEREAS Mr. Arun Pundlikrao Nikam has constructed a building upon the said land at the above referred situated at Nashik, Tal. & Dist. Nashik bearing Plot No.5, admeasuring 602.06 sq.mts. out of S. No. 267/1/1/2/5, described in clause first above, consisting of Ground Floor 4 shops, Mezzanine floor consisting of 4 offices and 11 residential flats. The said building consisting of 8 commercial units and 11 residential units as per the plans attached hereto.

The plan for the construction work were approved by the Nashik Municipal Corporation Nashik under the commencement Certificate No. LND/BP/C-1/39/1721 dated 08-05-2018. Whereas Grantor were registered the said project under Real Estate Regulation and Development Act, 2016 before the Maharashtra



Real Estate Regulatory Authority on 31.08.2017 by the Project Registration No. 51600010591.

AND WHEREAS as per the approved building plan the Builder has completed the construction of building and the Completion Certificate is obtained from Nashik Municipal Corporation Vide letter No. Nagar Rachana/C1/23913/2019 dated 16.08.2019.

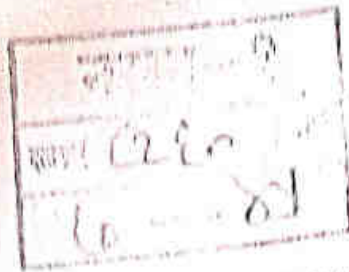
The Building is known as **"LAXMI RESIDENCY APARTMENT"** with it's postal address situated at Plot No. 5, out of S. No. 267/1/1/2/5 of Nashik.

The building construction work is done as per the sanctioned plans. The specifications of the units given herein below are at present final and without any alterations of amendments and to that extent, the grantors shall not use any option or discretion and they will abide by the present approved plans.

THIRD :-

That the said building is constructed & is having the GROUND, MEZZANANE PLUS THREE UPPER FLOORS having 4 Shops & 4 Offices on ground plus mezzanine/first Floor & 11 Flats units on the Second + third+ fourth Floors, i.e. Residential units.

All the units are capable of individual utilisation on account of having their own independent access to the common area and facilities of the Building; some apartments will be sold to one or more owners. Each owners obtaining particulars and exclusive property rights there to and each apartment consisting a heritable and transferable immovable property within the meaning of any law for the time being in force in the state (Hereinafter refer to as the Family Unit) and also an undivided interest in the General and / or restricted common areas and facilities of the building as listed hereinabove in this deed necessary for their adequate use and enjoyment and hereinafter referred to as general and/or restricted common areas and facilities all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

**FOURTH:-**

That the said building has 12413.90 sq. ft. carpet area. 1153.28 Sq. mtrs carpet included balconies and terrace common, general and or restricted and common area and facilities.

FIFTH:-

That the Condominium shall be known as "LAXMI RESIDENCY APARTMENT" Apartment condominium and the the Apartment and the common areas and facilities of the building will be as follows:-

SIXTH:-**APARTMENT UNITS:-**

On the Ground Floor + Mezzanine + Three Floors there are total 19 (Nineteen) units consisting Commercial Shop bearing No. 1 to 4 and commercial offices bearing No. 101 to 104 and Residential Flat units bearing No. 201 to 203 on second floor. Flat units bearing No. 301 to 304 on third floor and flat units bearing No. 401 to 404 on fourth floor.

The Apartment Units are Commercial Units are described below fully.

COMMERCIAL UNITS :-**COMMERCIAL APARTMENT SHOP UNIT NO. 1 :-**

It is a commercial unit on Ground floor having carpet area 18.79 Sq. Mtrs + Loft area admeasuring 12.01 Sq. Mtrs. carpet total admeasuring 30.8 sq. mtrs. Bounded as under -

On or towards :-

East : Building Parking

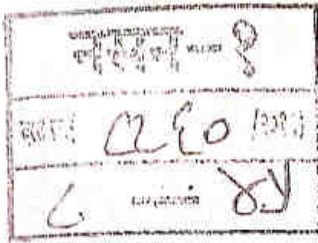
West : 60 Mtrs (100 foot) Road

South : Shop No. 2

North : S.No. 265

Name of owner: Shri. Umesli Jayant Bhadane

COMMERCIAL APARTMENT SHOP UNIT NO. 2 :-



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It is a commercial unit on Ground floor having carpet area 19.52 Sq. Mtrs + Loft area admeasuring 12.48 Sq. Mtrs. carpet total admeasuring 32 sq. mtrs. Bounded as under –

On or towards :-

East : Building Parking

West : 60 Mtrs (100 foot) Road

South : Shop No. 3

North : Shop No. 1

Name of owner: Shri. Ramkrushna Shahurao Kothule.

COMMERCIAL APARTMENT SHOP UNIT NO. 3 :-

It is a commercial unit on Ground floor having carpet area 19.52 Sq. Mtrs + Loft area admeasuring 12.48 Sq. Mtrs. carpet total admeasuring 32 sq. mtrs. Bounded as under –

On or towards :-

East : Building Parking

West : 60 Mtrs (100 foot) Road

South : Shop No. 4

North : Shop No. 2

Unsold

COMMERCIAL APARTMENT SHOP UNIT NO. 4 :-

It is a commercial unit on Ground floor having carpet area 18.79 Sq. Mtrs + Loft area admeasuring 12.01 Sq. Mtrs. carpet total admeasuring 30.8 sq. mtrs. Bounded as under –

On or towards :-

East : Building Parking

West : 60 Mtrs (100 foot) Road

South : Plot No. 4

North : Shop No. 3

Unsold

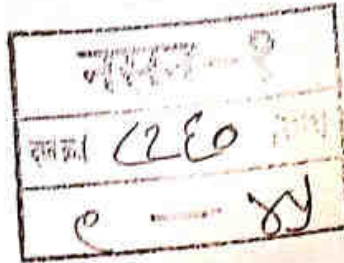
COMMERCIAL APARTMENT OFFICE UNIT NO. 101 :-

It is a commercial unit on Mezzanine/First floor having Carpet area of 13.05 sq. mtrs. + Balcony area 6.38 Sq.mtrs total admeasuring 19.43 Sq. Mtrs Bounded as under –

On or towards :-

East : Office No. 102

West : Mezzanine of Shop No. 1 & 2



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South : Office No. 104

North : Marginal space

Unsold

COMMERCIAL APARTMENT OFFICE UNIT NO. 102 :-

It is a commercial unit on Mezzanine/First floor having Carpet area of 60.19 sq. mtrs. + Balcony area 22.29 Sq.mtrs tot admeasuring 82.48 Sq. Mtrs Bounded as under –

On or towards :-

East : Marginal space

West : Office No. 101

South : Office No. 103

North : Marginal space

Unsold

COMMERCIAL APARTMENT OFFICE UNIT NO. 103 :-

It is a commercial unit on Mezzanine/First floor having Carpet area of 57.10 sq. mtrs. + Balcony area 23.90 Sq.mtrs tot admeasuring 81 Sq. Mtrs Bounded as under –

On or towards :-

East : Marginal space

West : Office No. 104

South : Marginal space

North : Office No. 102

Unsold

COMMERCIAL APARTMENT OFFICE UNIT NO. 104 :-

It is a commercial unit on Mezzanine/First floor having Carpet area of 13.23 sq. mtrs. + Balcony area 6.38 Sq.mtrs tot admeasuring 19.61 Sq. Mtrs Bounded as under –

On or towards :-

East : Office No. 103

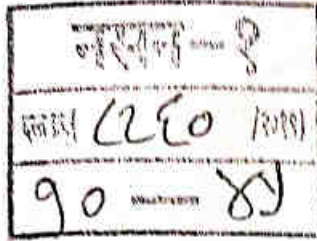
West : Mezzanine of Shop No. 3 & 4

South : Marginal space

North : Office No. 101

Unsold

The Apartment units are Residential Units are described below fully.



RESIDENTIAL UNITS :-

RESIDENTIAL APARTMENT FLAT NO. 201 :-

It is a Residential unit on Second floor having Carpet area 53.15 Sq.mtrs + Balcony 10.18 Sq.mtrs total admeasuring 63.33 Sq. Mtrs. Carpet Bounded as under -

On or towards :-

East : Flat No. 202

West : Marginal Space

South : Flat No- 203

North : Marginal Space

Name of owner: 1. Mr. Abhishek Dinkar Rasal.
2. Mrs. Jyotsana Abhishek Rasal.

RESIDENTIAL APARTMENT FLAT NO. 202 :-

It is a Residential unit on Second floor having Carpet area 55.32 Sq.mtrs + Balcony 5.19 Sq. mtrs total admeasuring 60.51 Sq. Mtrs. Carpet Bounded as under -

On or towards :-

East : Marginal Space

West : Flat No. 201

South : Flat No- 203

North : Marginal Space

Unsold

RESIDENTIAL APARTMENT FLAT NO. 203 :-

It is a Residential unit on Second floor having Carpet area 106.54 Sq.mtrs + Balcony 14.40 Sq.mtrs total admeasuring 120.94 Sq. Mtrs. Carpet Bounded as under -

On or towards :-

East : Marginal Space

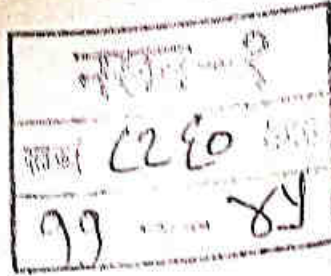
West : Marginal Space

South : Marginal Space

North : Flat No. 201 & Flat No. 202

Unsold

RESIDENTIAL APARTMENT FLAT NO. 301 :-



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It is a Residential unit on Third floor having Carpet
53.15 Sq.mtrs + Balcony 10.18 Sq.mtrs total admeasuring 63.33
Sq. Mtrs. Carpet Bounded as under -

On or towards :-

East : Flat No. 302

West : Marginal Space

South : Flat No. 304

North : Marginal Space

Name of owner: 1. Mr. Vikas Suresh Patil.

2. Mrs. Smita Vikas Patil Alias

Smita Shankarrao Pawar

RESIDENTIAL APARTMENT FLAT NO. 302 :-

It is a Residential unit on Third floor having Carpet
55.32 Sq.mtrs + Balcony 5.19 Sq.mtrs total admeasuring 60.51
Sq. Mtrs. Carpet Bounded as under -

On or towards :-

East : Marginal Space

West : Flat No. 301

South : Flat No. 303

North : Marginal Space

Name of owner: Mr. Pramod Ramakant Choudhari

RESIDENTIAL APARTMENT FLAT NO. 303 :-

It is a Residential unit on Third floor having Carpet
56.45 Sq.mtrs + Balcony 6.21 Sq.mtrs total admeasuring 62.66
Sq. Mtrs. Carpet Bounded as under -

On or towards :-

East : Marginal Space

West : Flat No. 304

South : Marginal Space

North : Flat No. 302

Unsold

RESIDENTIAL APARTMENT FLAT NO. 304 :-

It is a Residential unit on Third floor having Carpet
51.87 Sq.mtrs + Balcony 10.18 Sq.mtrs total admeasuring 62.05
Sq. Mtrs. Carpet Bounded as under -

On or towards :-