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340/7974
Monday,November 26 ,2018
5:07 PM

पावती

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

पावती क्रं.: 9785 दिनांक: 26/11/2018

गावाचे नाव: **अंबड (खुर्द)**
दस्तऐवजाचा अनुक्रमांक: **नसन3-7974-2018**
दस्तऐवजाचा प्रकार : **घोषणापत्र**
सादर करणाऱ्याचे नाव: **मे. गिता डेव्हलपर्स तर्फे भागिदार श्री. भावेश रवजीभाई पटेल - -**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 740.00
पृष्ठांची संख्या: 37	
एकूण:	रु. 840.00

Joint Sub Registrar Nashik3
सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008622850201819E दिनांक: 26/11/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.740/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2611201806219 दिनांक: 26/11/2018
बँकेचे नाव व पत्ता:

मुळ दस्त परत केला
व सही घेतली.

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Index-2(सूची - २)

26/11/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 7974/2018

नोदंणी :

Regn:63m

गावाचे नाव : अंबड (खुर्द)

(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 अंबडखुर्द येथील ग.नं. 311/अ यासी प्लॉट नं. 43 यावरील गिता हाईट्स अपार्टमेंट चे घोषणापत्र.((GAT NUMBER : 311/अ ;))
(5) क्षेत्रफळ	1) 880.88 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. गिता डेव्हलपर्स तर्फे भागिदार श्री. भावेश रवजीभाई पटेल - - वय:-37; पत्ता:--, - , -, -, श्रीरामकुंज,तिगरानीया रोड,व्दारका,नाशिक, द्वारका कॉर्नर, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422011 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/11/2018
(10)दस्त नोंदणी केल्याचा दिनांक	26/11/2018
(11)अनुक्रमांक,खंड व पृष्ठ	7974/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

20रु. महाराष्ट्र शासन INDIA 23 OCT 2018 TWENTY RUPEES बीस रुपये

THE JOINT SUB REGISTRAR CLASS-2, NASHIK-3

सुची क्र.II

नोदणी नंतरची प्रथम प्रत

अस्सल वरहुकुम नक्कल

सह. दुय्यम निबंधक वर्ग-२ नाशिक-३

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

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CHALLAN
MTR Form Number-6

GRN MH008622850201819E	**BARCODE**	**Date** 26/11/2018-14:24:37	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	**Full Name**	Geeta Developers Through Partner
Location	NASHIK		
Year	2018-2019 One Time	**Flat/Block No.**	Gat No. 311/A , Plot No. 43
		Premises/Building	
		Road/Street	Geeta Heights Apartmet, In Ambadkhurd Shivar
		Area/Locality	Ambad - Nashik
		Town/City/District	
		PIN	4 2 2 0 1 0

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	100.00
0030063301	Registration Fee	100.00
Total		200.00

Remarks (If Any)

SecondPartyName=Geeta Developers Through Partner~

Amount In Words Two Hundred Rupees Only

नसन – ३
दस्त क्र. 1 लेखे /2018
9 — 30

SUB REGISTRAR CLASS-2 • NASIK-3 • THE JOINT SUB-REGISTRAR

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042018112600714	183305997011
Cheque/DD No.		Bank Date	RBI Date	26/11/2018-14:30:30	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8007075055

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2611201806219	**Date**	26/11/2018

Received from Geeta Developers Through Partner, Mobile number 8007075055, an amount of Rs.740/-, 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	MAHB	**Date**	26/11/2018
Bank CIN	10004152018112605408	**REF No.**	004128883

This is computer generated receipt, hence no signature is required.

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नसन – ३

दस्त क्र. 8104/2018

2 — ३५

SUB-REGISTRAR (Class-2) NASIK-3

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 26th day of NOVEMBER 2018.

B Y

M/s. GEETA DEVELOPERS, PAN AAIFG 7330 F, A Partnership firm having its address Shop No. 2, F-10, Shreeram Kunj, Tigrania Road, Dwarka, Nashik 422011 through its PARTNER MR. BHAVESHBHAI RAVJIBHAI PATEL, Age 37 Years, Occupation Business, R/o. Old Agra Road, At Post Ghoti, Taluka Igatpuri, Dist. Nashik. hereinafter referred to as the **"GRANTOR"** (Which expression shall unless it be repugnent to the context or meaning thereof mean and include its other partner, their heirs, executors, administrators, assigns, etc.).

FIRST – The Grantor is the absolute and exclusive owner of all that piece and parcel of the land situated at **Ambad Khurd** more particularly described in the schedule written hereunder and hereinafter referred to as the Said Property.

SECOND – Grantor has purchased the said property from the previous owner Mr. Kunal Krishnadeo Desale by a sale deed dated 7-10-2016 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 6003 on 7-10-2016 and name of the Grantor is mutated in the owners column of the record of rights and as such the Grantor is competent to develop the said property by constructing building thereon and sell the super structure as the Grantor may deem fit and proper.

THIRD – the Grantor purchased TDR of 588.04 Sq. Mtrs. for which as per new provision FSI of 790.00 Sq.Mtrs. is premisible from DRC No. 735 Dated 17-12-2016 from Mr. B.C.Jadhav by a sale deed dated 31-5-2017 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 2754 on 1-6-2017 and the Grantor has prepared a building plan by using the said TDR of 588.04 Sq. Mtrs. for which FSI is allowed 790.00 Sq. Mtrs. is granted FSI as per the DC Rules which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP/B2/468/5408 Dated 5-1-2017 which is revised under No. LND/BP/B2/307/4883 Dated 18-9-2017 and as per the approved building plan the grantor has completed the construction of the entire building and obtain part occupation certificate from Nashik Municipal Corporation for Stilt to Fourth Floor of the building under No. NARAVI/B2/20986/5941 dated 24/10/2018 except the ground floor commercial premises.

FOURTH - That the said building consists Ground Floor for parking and Commercial units and Four upper floors consisting of residential apartment. All the floors are all capable of individual utilization on account of having their own exit to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular and exclusive property right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their adequate use and

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