

395/5621

Wednesday, October 11, 2017

10:49 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7461 दिनांक: 11/10/2017

ग्रावाचे नाव: पायडी

दस्तऐवजाचा अनुक्रमांक: नसन5-5621-2017

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: श्री.लक्ष्मण एकनाथ गोमासे --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:58 AM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 820/-

मूळ दस्तऐवज परत वेला.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2017

RV 173719K

Decd
विशेष दिकान नासिक कोर्ट क्र. 96226 B 10 OCT 2017

स्टेप पेपर क्र. नांव. नि.अ.ग. मुकनाथ गोमारे सा. पाथरिफार.
हस्ते. 345 पी. 134 कायान
सही

STPHC ATO



वि. न. अ. ग. कोर्ट कोर्ट क्र. 96226 B
पे-ऑफ. 10/10/2017, लि. नासिक.
रजि. नं. एन. ए. ए. / जी. एन. ए. ए. / 992/992
सदरचा स्टैम्प अल्दा कायलेट
लैम्प खाली तपासला.
सह. पुटका नि. अ. ग. द. नं.-२.
नासिक-५.

नसन-५
क्र. 1429 / 2017
7-38

DECLARATION OF APARTMENT

Under the provision of the Maharashtra Apartment
Ownership Act 1970

THIS DEED OF DECLARATION is made and executed
at Nashik on this 10th day of the month October Christian
Year 2017.

दस्तावेज / अनुबंध क्रमांक :
दस्तावेज नं. / अनुबंध क्रमांक :
जी. होणार असल्यास दुय्यम निर्देशक कार्यालयाचे नाव :

डीडी क्रमांक : २८१२७/२४०२०७२

दुय्यम निर्देशक कार्यालय

निव्वडीचे वर्णन :

मोबदला प्रकार :

मुद्रांक विकत देण्यासाठी नाव :

दुय्यम निर्देशक कार्यालयाचे नाव :

हस्त असल्यास स्थान नाव व माला :

मुद्रांक शुल्क रक्कम :

मुद्रांक विक्री नोंद नही अनु. क्रमांक / दिनांक :

मुद्रांक विकत देण्यासाठी सही :

दि नाशिक डिस्ट्रीक्ट अॅडव्होकेट

मल्टीपरपज को-ऑप. सोसायटी लि. नाशिक

जि. नं. एन. एच. डी. / जी. एन. एल. / ११२ / ११७८ नाशिक कोर्ट

मुद्रांक विकत देण्यासाठी सही

नसल-५
क्र. ५४२९ / २०२१
२ - ०९

दि. नाशिक डिस्ट्रीक्ट अॅडव्होकेट मल्टीपरपज को-ऑप. सोसायटी लि., जिल्हा न्यायालय आवार, नाशिक
परवाना क्रमांक : अलश / जनरल / १. नं. एन. एल. के. / जी. एन. एल. / ११२ / ११७८
सी. / सीडीसी : १८८१०७ (कलनाच गोमाचे)
पहिल पायडी फाटा गाविस, हसो फेडे, पी. ११२
यांच्यासाठी रुपये १००/- (असारी रुपये २१००० मात्र)

7218
पावती क्र. १०/१०/२०१६

मु. वि. नं. अ. क्र.	मुद्रांकाचा तपशिल	संख्या	किंमत रुपये
१९९२४६	१००० X	१	१०००
	१००० X		
	१००० X		
	१०० X		
	१०० X		
	१० X		
	१० X	१	१०००
	एकूण		

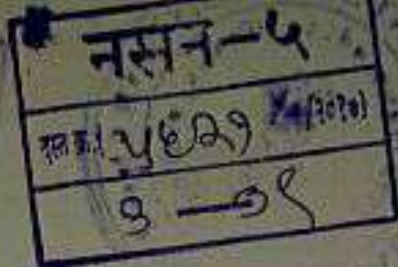
(मुद्रांक विकत देण्यासाठी सही)

(मुद्रांक विकत देण्यासाठी सही)





- 3 -



BETWEEN

Mr. Laxman Eknath Gomase

Age: 42 years, Occ: Business

R/o: Flat No. 403, Sanskruti Vishva Apartment,

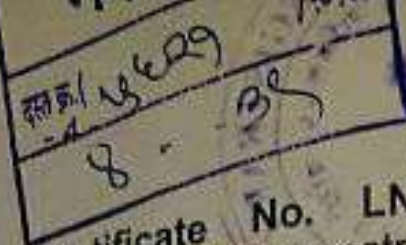
Wasan Nagar, Pathardi Phata, Nashik - 422009.

PAN: AKQPG 7548 H.

Hereinafter referred to as the **OWNER/ BUILDER / DEVELOPER/ GRANTOR**

[Which expression, shall unless it be repugnant to the context or meaning thereof, mean and include their legal heirs, successors, executors, administrators, representatives and assigns] of the One Part.

1. WHEREAS the property mentioned in Schedule herein below i.e. Plot No. 25 adm. 285.00 Sq. Mtrs from and out of S. No. 298/2B/2/25 and Plot No. 26 adm. 285.00 Sq. Mtrs from and out of S. No. 298/2B/2/26 situated at Village Pathardi within the limits of Nashik Municipal Corporation, Tal & Dist Nashik was owned by Owner/ Grantor/ Developer, had purchased the said plot and the Owner/ Grantor/ Developer has used TDR admeasuring 230.00 Sq. Mtrs which is purchased from V. R. Developers through Partners Viki Punwani & Varun A. Gambhir by Sale Deed which is registered at the Sub-Registrar Office Nashik-5 vide Sr. No. 2929/2016 dated 06/05/2016 S. No. 82/5/1 of Village Wadala under Certificate No. 203/A dated 30/12/2011 which is covered under "C Zone" of Nashik Municipal Corporation. The Layout Plan of the said Plot No. 25 and 26 has been approved by Nashik Municipal Corporation Nashik vide its Letter No. LND/WS/ Tent/ Lay Out/ 889 dated 20/03/1983 and final Layout No. Antim/ 47/2004 dated 30/07/2004 and N.A. Permission of said plots has been granted by Collector, Nashik as per Letter No. RBD/III/ LNA/SR-424/ 1983 dated 11/10/1983 and order No. Maha/Kakasha-3/ BiShePraKra/4/302/2004 dated 12/05/2005.
2. The Owner / developer/ Builder has constructed a building named **SAMRUDDHI HEIGHTS** as per the approved building plan which has been approved by Nashik Municipal Corporation, Nashik as per

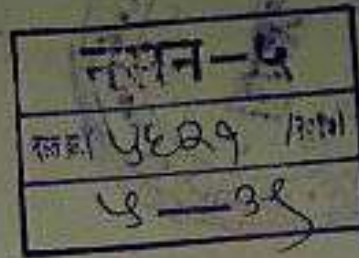


Commencement Certificate No. LND/BP/B-5/186/440 dated 26/10/2016. The construction of the said building is consisting total 24 Flats and after the completion of the building Nashik Municipal Corporation issued Completion Certificate vide their Letter No. Javak Kra./Naravi/ B-5/20636/5422 dated 28/09/2017.

3. AND WHEREAS the available total FSI for the said plot is 1:1 and the total Carpet area 1032.1 sq. mtrs. approximate which is consumed by the Owner / developer for the purpose of construction of 24 independent flats / apartments and for that the Grantor / Owner / Developer have decided the formation of a Declaration of Apartment under the scheme of the Maharashtra Apartment Ownership Act 1970, hereinafter referred to as the "Said Act" and has proposed u/s 2 and 11 of the said act and under Rule 3 of the Maharashtra Apartment Rules 1972 hereinafter referred to as the "Said Rules".

4. AND WHEREAS the said flats are situated on Parking to Fourth Floor in **SAMRUDDHI HEIGHTS** are capable to be treated as an "Apartment" having all amenities and facilities to be used as an "Independent Individual Unit" with the facility of independent exit and the said constructed units can be considered as "Flat / Apartment" as contemplated under the said Act and said Rules and the ownership thereof has been transferred to on or more persons who is entitled to obtain a particular and exclusive property right thereto and each Apartment is immovable property within the meaning of any law for the time being in force in the State. (The residential flat / apartment shall hereinafter be referred to as the "Family Unit"). The said Family units shall have an undivided interest in the General and / Or common area of the said plot as listed hereinafter in the Deed, necessary for their adequate use and enjoyment and hereinafter referred to as the "Said General and / or Common areas and Facilities" in accordance with the Maharashtra Apartment Ownership Act 1970, the said Act and said Rules.

5. The description of the family units of the building **SAMRUDDHI HEIGHTS** is an und
First Floor



- 5 -

Flat No. 101

Flat No. 101 admn. carpet Area 53.71 Sq. Mtrs on First Floor, owned by Mr. Navnath Suhas Wakchaure and Sau. Archana Navnath Wakchaure and Agreement Registered in the office of Sub-Registrar Nashik-5 at Sr. No. 3521/2017 on 29/06/2017, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 102

Flat No. 102 admn. carpet Area 42.00 Sq. Mtrs on First Floor, owned by Mr. Sunil Pundlik Patil and Mrs. Pamabai Sunil Patil and Agreement Registered in the office of Sub-Registrar Nashik-5 at Sr. No. 3574/2017 on 30/06/2017, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 103

Flat No. 103 admn. carpet Area 56.23 Sq. Mtrs on First Floor, owned by Mr. Nitesh Ramesh Kulkarni & Mrs. Madhuri Nitesh Kulkarni and Agreement Registered in the office of Sub-Registrar Nashik-5 at Sr. No. 1029/2017 on 02/03/2017, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 104

Flat No. 104 admn. carpet Area 39.22 Sq. Mtrs on First Floor, owned by Mr. Umesh Keshev Nagvanshi & Mrs. Sonali Umesh Nagvanshi and Agreement Registered in the office of Sub-Registrar Nashik-5 at Sr. No. 2243/2017 on 02/05/2017, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 105

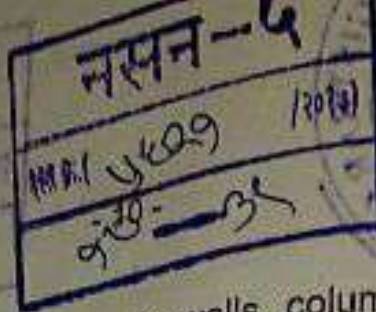
Flat No. 105 admn. carpet Area 40.24 Sq. Mtrs on First Floor, owned by Mr. Dnyaneshwar Bhalchandra Jadhav & Mrs. Dipika Dnyaneshwar Jadhav and Agreement Registered in the office of Sub-Registrar Nashik-5 at Sr. No. 2074/2017 on 24/04/2017, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 106

Flat No. 106 admn. carpet Area 38.94 Sq. Mtrs on First Floor, owned by Mr. Gaurav Shivaji Dharak & Mrs. Maya Shivaji Dharak and Agreement Registered in the office of Sub-Registrar Nashik-5 at Sr. No. 2128/2017 on 30/03/2017, the said flat is bounded as per approved building plan annexed herewith.

Second Floor

Flat No. 201



the foundations and main walls, columns, girders, beams of the building as described in the said attached as Exh. A hereto.

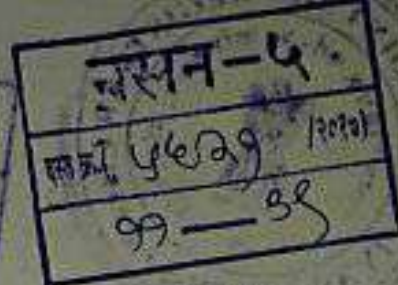
II) Restricted areas and Facilities

Common pump house, plumbing network, under ground water tank, drainage & toilet outlets out side the buildings, electric meter boards and wiring, lift and common parking on ground floor for the use of all the family unit holders are the restricted areas and facilities which are established for common use of all the members, and which are to be used with due care and caution so as to avoid problems for its proper functioning.

Any additional FSI made available to the entire said property in future and top terrace of the building shall be the sole property of the Grantor / Owner / Developer and their family members shall have the exclusive right to construct this additional FSI and to sell and disposed off such construction to any person, firm, institution on such terms, conditions and consideration as deemed fit by the Grantor / Owner / Developer and their family members. No owner of Apartment will construct the said construction of additional FSI.

(a) That the right, title and interest of each owner of family unit located on each floor of the said building in respect of the premises in the said building shall be decided and calculated on the basis of the following mentioned percentage of Ownership. In case, a decision is required to be taken in respect of any issue relating to the said building, each Family unit Owner will have the Voting Right, as per the percentage of voting as mentioned herein under-

Residential Flat No.	Area in Sq. Mtrs.	Voting Rights in %
101		
102	53.71	5.21
103	42.00	4.07
104	56.23	5.45
105	39.22	3.80
106	40.24	3.90
201	38.94	3.73
202	52.97	5.14
203	42.01	4.07
204	39.22	3.80
	41.62	



- 11 -

200	40.24	3.90
301	37.82	3.67
302	52.97	5.13
303	42.00	4.07
304	41.63	4.04
305	39.22	3.80
306	40.24	3.90
401	37.92	3.68
402	52.97	5.13
403	42.00	4.07
404	39.22	3.80
405	41.64	4.04
406	40.24	3.90
Total	37.82	3.66
	1032.1	100.00

(b) The proportionate representation for voting purpose, as provided hereinabove, may be limited in accordance with the provisions of the Bye laws attached hereto as Exh. "B".

(c) Areas and facilities, appertaining to the Apartments are not encumbered in any manner, whatsoever, on the date of this Declaration.

08) The said scheme of **SAMRUDDHI HEIGHTS** Condominium is hereby declared as per the provisions of Maharashtra Apartment Ownership Act 1970. That the interest and title of each family unit owner is described in detail and the said common areas and facilities are described in detail in the said scheme for the administration of the **SAMRUDDHI HEIGHTS** Bye laws are provided as per Exh. B.

For the purpose of the stamp duty and registration fees and for the registration of the Deed of Apartment u/s 13(5) of the said Act, the value of the SAMRUDDHI HEIGHTS Condominium is distributed as follows:

- Land described in para 1 here above is valued as shown in the books of account of the said apartment.
- Building describe in the plan Exh. A is valued approximately as shown in the books of account subject to cost of building material etc.

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- पाथर्डी

तालुका :- नाशिक

जिल्हा :- नाशिक

अहवाल दिनांक :- 28-11-2016

मापन क्रमांक व भुधारणा पद्धती
उपविभाग
२९८/२/ब/२/२५/ भोगवट्यादार वर्ग :-
प्लॉट/२५

भोगवट्यादाराचे नांव

प्लॉटचे स्थानिक नांव	क्षेत्र आकार आणि पै. पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एककडे आणि चौ. मी		
दिन शेती २८५.००.००	२८५.००.००/१५१.०५	(४४१२, ७६१९४
दिन शेती १५१.०५	२८५.००.००/१५१.०५	कुळाचे नाव
आकारणी		इतर अधिकार
फेरफार ४६५७		
क्रमांक		
जिरापत		

४६५७ ५२५८ ९७८८९
९८४८७

नसन-५
सद.क्र. ५६२९ १२/२६
३२ — ३६

रीटखराब (सागवडीस
योग्य)
वर्ग (अ)



http://mahabhulekh.maharashtra.gov.in/Nashik/pg712.aspx

प्रमाणे खरी नकल तयार
तारीख : २८/११/१६

पाथर्डी, नाशिक जिल्हा

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र ग्रामीण मर्यादा अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधेतील ठेवणे) नियम, १९६१ च्या
५, ६ आणि ८)

जिल्हा - नाशिक

अहवाल दिनांक - २४

गाव - पाथडी

तालुका - नाशिक

मोगवटदाखले नांव

नसम-५

सक्र. ५५२९ (२०१३)

मुलापत्र क्रमांक ४ शुभारंभ पद्धती
उपविभाग
२९४/२/५२१३६/ मोगवटदार वर्ग - १
पर्यंत २६

क्षेत्र आकार माणे व पो.ख. फ.फा

क्षेत्रीय स्थानिक नांव

२८५.००.००।५१.४५

१८४८७

४४१२

क्षेत्र एकक हे. मी. मी. मी.

मि. मी. पुनवनी

मुळाचे नाव
उत्तर अधिकार

किमी मी. २८५.००.००

लक्ष्मण पुकनाथ गोमाले

२८९९३

किमी मी. ५५१.४५

आकाराची

४४५७ ५२५८ ९७६६०

फेरफार ४६५७

९७४७ २८९९३

स्थान

जिल्हा

महाराष्ट्र

तरी

पारकत

इतर

एकूण क्षेत्र



महाराष्ट्र शासन
ग्रामिण विकास विभाग

१९४८७७४

गाव - पाथडी तालुका - नाशिक

दिनांक १५/१०/२०१३

नाशिक

एकूण क्षेत्र ५५१.४५

५५१.४५

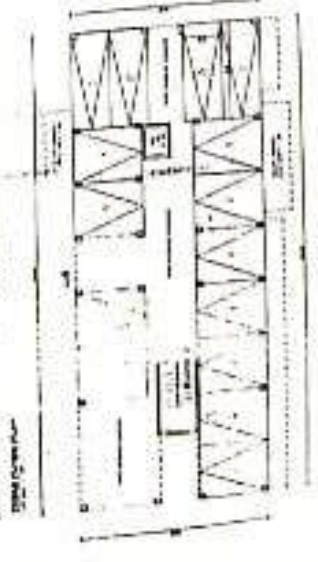
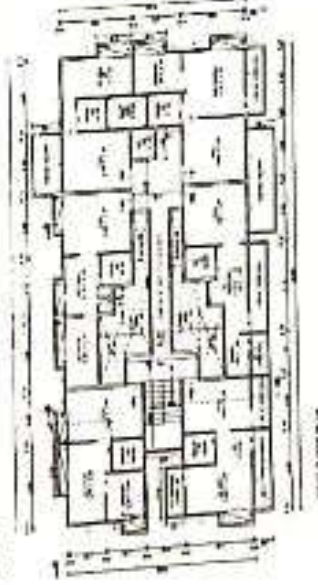
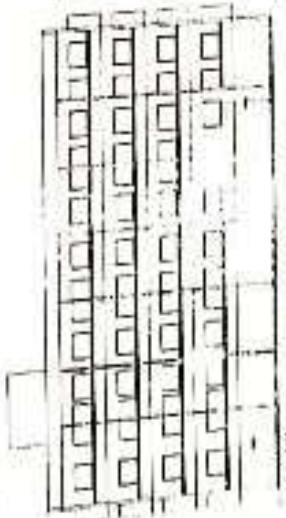
क्षेत्राची		बांधू वर्ग माणेने		मालिका क्रमांक	
वर्ग	माणे	वर्ग	माणे	वर्ग	माणे
४	२	४	९	४	९
		३०२५०			

(अक्षर) क्षेत्र

मि. मी. क्षेत्र माणस मि. मी.

पाथडी

संस्तुत प्रमाणे खरी नक्का तयार
तारीख : २५/११/१६

[illegible]

न	-4
क	29 (2020)
क	-38