539/2157 पावती Original/Duplicate

Tuesday,June 23 ,2020 नोंदणी क्रं. :39म

4:47 PM Regn.:39M

पावती क्रं.: 2334 दिनांक: 23/06/2020

गावाचे नाव: पाथर्डी

दस्तऐवजाचा अनुक्रमांक: नसन7-2157-2020

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: श्री.लक्ष्मण एकनाथ गोमासे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 880.00
पृष्ठांची संख्या: 44	
एकूण:	रु. 980.00

Joint S.R. Nashik-7

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001506610202021E दिनांक: 23/06/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2306202005028 दिनांक: 23/06/2020

बँकेचे नाव व पत्ता:

मूळ दस्त परत

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CHALLAN
MTR Form Number-6

MH001506810202021E	BARCODE	Date 23/06/2020-12:59:35	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)	AKQPG7548H
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR	Full Name	LAXMAN EKNATH GOMASE
Location	NASHIK		
Year	2020-2021 One Time	Flat/Block No.	S NO 298/2/B/PLOT/33/34
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	CTS NO 1365 AND 1364 SANSKAR PLAZA
0030063301 Registration Fee	100.00	Area/Locality	PATHARDI NASHIK
		Town/City/District	
		PIN	4 2 2 0 1 0
		Remarks (If Any)	SecondPartyName=NA~
Total	200.00	Amount In Words	Two Hundred Rupees Only

सम्पत – ७
दस्त क्र. 2946 /2020
9 — 83

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

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020062312486	2614200042
Cheque/DD No.		Bank Date	RBI Date	23/06/2020-13:00:05	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI 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. : 9999999999
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2306202005028	Date	23/06/2020

Received from L A GOMASE, Mobile number 9999999999, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.

Page 1/1

Print Date 23-06-2020 01:00:17

Payment Details

Bank Name	IBKL	Date	23/06/2020
Bank CIN	10004152020062303523	REF No.	2614621542

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

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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 23rd day of the month June Christian Year 2020.

BETWEEN

Mr. Laxman Eknath Gomase
Age: 46 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. 33 adm. 488.00 Sq. Mtrs (CTS No. 1365 area 488.00 Sq. Mtrs.) and Plot No. 34 adm. 468.95 Sq. Mtrs (CTS No. 1364 area 481.00 Sq. Mtrs.) after amalgamation it becomes Plot No. 33/34 total area 956.95 Sq. Mtrs. (out of area 956.95 Sq. Mtrs. Nashik Municipal Corporation acquired 24.75 Sq. Mtrs. Area for Road winding Purpose) from and out of S. No. 298/2/B 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 273.00 Sq. Mtrs as per New TDR Policy which is purchased from Viraj Vilas Shah by Sale Deed which is registered at the Sub- Registrar Office Nashik–5 vide Sr. No. 2355/2019 dated 20/03/2019 under Certificate No. 801.** The Layout Plan of the said Plots has been approved by Nashik Municipal Corporation Nashik vide its Letter No. Antim/ 71/1548 dated 12/06/1991 and N.A. Permission of said plots has

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नमुना-७
दस्त क्र.(2945/2020)
3 — 83

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

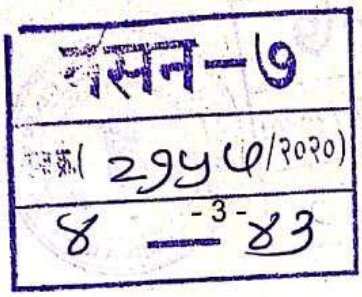
been granted by Collector, Nashik as per Letter No. RBD/III/ LNA/SR-424/1982 dated 11/10/1983.

2. The Owner / developer/ Builder has constructed a building named **SANSKAR PLAZA APARTMENT** as per the approved building plan which has been approved by Nashik Municipal Corporation, Nashik as per **Commencement Certificate No. LND/BP/ Pathardi/ DCR/ 1051/2019 dated 15/05/2019**. The construction of the said building is consisting total **36 Flats** and after the completion of the building Nashik Municipal Corporation issued **Completion Certificate vide its Letter No. LND/OC/Pathardi/DCR 0277/2020 dated 06/06/2020.**

3. AND WHEREAS the available total FSI for the said plot is 1:1 and the total **Carpet area 1783.01 sq. mtrs.** approximate which is consumed by the Owner / developer for the purpose of construction of **36** 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 ~~Sixth~~ th Floor in **SANSKAR PLAZA APARTMENT** 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

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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 **SANSKAR PLAZA APARTMENT** is an under

First Floor

Flat No. 101

Flat No. 101 admn. carpet Area **43.71 Sq. Mtrs** on **First Floor,** owned by **MR. SACHIN DINKAR MULIK and MRS. NISHA SACHIN MULIK** and Agreement Registered in the office of Sub-Registrar **Nashik- 7** at **Sr. No. 5439/2019 on 04/12/2019**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 102

Flat No. 102 admn. **carpet Area 42.89 Sq. Mtrs** on **First Floor,** owned by **MR. GANESH DATTATRAY SHIRSATH and MRS. ARATI GANESH SHIRSATH** and Agreement Registered in the office of Sub-Registrar **Nashik- 7** at **Sr. No. 5255/2019 on 22/11/2019**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 103

Flat No. 103 admn. **carpet Area 60.85 Sq. Mtrs** on **First Floor,** owned by **MR. GORAKH KACHARU AVHAD and MRS. JYOTI GORAKH AVHAD @ JYOTI ASHOK KAKAD** and Agreement Registered in the office of Sub-Registrar **Nashik-7** at **Sr. No. 994/2020 on 18/02/2020**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 104

Flat No. 104 admn. carpet Area **60.99 Sq. Mtrs** on **First Floor,** this unit is unsold (**Owner- Mr. Laxman Eknath Gomase**) and the said flat is bounded as per approved building plan annexed herewith.

Flat No. 105

Flat No. 105 admn. **carpet Area 43.16 Sq. Mtrs** on **First Floor,** owned by **MR. SURESH RAJARAM BORADE and MRS. MOHINI SURESH BORADE** and Agreement Registered in the office of Sub-Registrar **Nashik-7** at **Sr. No. 330/2020 on 18/12/2020**, the said flat is bounded as per approved building plan annexed herewith.

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