341/7955 पावती Original/Duplicate

Saturday,August 31 ,2019 नोंदणी क्रं. :39म

10:50 AM Regn.:39M

पावती क्रं.: 9647 दिनांक: 31/08/2019

गावाचे नाव: अंबड (खुर्द)

दस्तऐवजाचा अनुक्रमांक: नसन4-7955-2019

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: स्क्वेअर इस्टेट भागीदारी संस्था तर्फे भागीदार श्री. जगदिश दत्तात्रय सोनार

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

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:09 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 4

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005755056201920R दिनांक: 31/08/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.740/-
डीडी/धनादेश/पे ऑर्डर क्रमांक. 2908201905417 दिनांक: 31/08/2019
बँकेचे नाव व पत्ता:

मूळ दस्त परत

Hot Payment Successful. Your Payment Confirmation Number is 183557598

IDBI BANK

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH005755056201920R	BARCODE		Form ID :	Date: 29-08-2019
Department	IGR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGR314-NSK4_NASHIK 4 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-ACFFS0140N	
Year	Period: From : 29/08/2019 To : 31/03/2099		Full Name	SQUARE ESTATE	
Object		Amount in Rs.	Flat/Block No, Premises/ Bldg	PLOT NO 3 S NO 304 2 1	
0030046401-75		100.00	Road/Street, Area /Locality		
0030063301-70		100.00	Town/ City/ District	B SQUARE AMBAD KD NASHIK Maharashtra	
		0.00	PIN	4 2 2 0 1 0	
		0.00	Remarks (If Any) :		
		0.00			
		0.00			
		0.00			
		0.00			
		0.00			
Total		200.00	Amount in words	Rupees Two Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 229409657			FOR USE IN RECEIVING BANK		
Cheque- DD Details:			Bank CIN No : 69103332019082950376		
Cheque- DD No.			Date	29-08-2019	
Name of Bank	IDBI BANK		Bank-Branch		
Name of Branch			Scroll No.		

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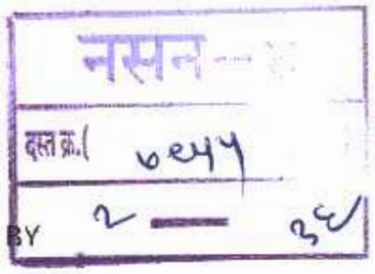
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DECLARATION
UNDER APARTMENT OWNERSHIP ACT
OF B SQUARE APARTMENT

FORM - A

This DECLARATION under the APARTMENT OWNERSHIP ACT made and executed on this 29 day of August 2019 at NASHIK.



SQUARE ESTATE, (PAN - ACFFS0140N), a partnership firm through its partner MR. JAGDISH DATTATRAYA SONAR, aged 49 years, occupation Agriculture and Business, Residing at 2, Ashirwad Pride, Near Akashwani, Gangapur Road, Nashik - 422013.

The Grantor herein above are fully empowered and qualified to execute this Deed, do hereby state-

FIRST-

That the Grantor own the following land situated in Gangapur, Tal. Dist. Nashik, which is described as follows namely-

DESCRIPTION OF THE TOTAL PROPERTY

All that piece and parcel of land lying and being at village AMBAD KD., Taluka NASHIK within the limits of Nashik Municipal Corporation, Nashik within the limits of Registration and Sub-Registration District of NASHIK bearing Plot No. 3 admeasuring 777.87 sq. mtrs. (and along with the TDR loaded of 275.00 sq. mtrs.) from and out of Revenue Survey No. 304/2/1 which property is bounded as shown below..

On or towards

On or towards East	:	By D P Road.
On or towards West	:	By Open Space.
On or towards North	:	By D P Road.
On or towards South	:	By Plot No. 2.

The Grantor has purchased Plot No. 3 admeasuring 777.87 sq. mtrs. from Anand Construwell Pvt. Ltd. and others under a sale deed dated 20/6/2017 which are registered in the Office of the Jt. Sub- Registrar Class II, Nashik 4 at Sr. No. 4096 on the same day. Accordingly, the names of the Promoter/Vendors have been recorded in the record of rights and the Promoter/Vendors have become the owners thereof.

SECOND-

The said property is self owned and acquired property of the Grantor and therefore the Grantor decided to develop the said property described hereinabove.

The Grantors have also purchased TDR to construct additional areas on the said plot of 275.00 sq. mtrs. from Anand Construwell Pvt. Ltd. and others vide deed dated 20/6/2017 which is registered in the office of the Jt. Sub-Registrar, Class II, Nashik 4 at Sr. No. 04120 on the same day.

Thereafter, the Grantor prepared a building plans for the plot area of 777.87 sq. mtrs. + TDR area 275 sq. mtrs. for construction of

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residential building, which is approved by the Nashik Municipal Corporation Nashik vide letter No. LND/ BP/ B2/ 454/ 5355 dated 2/1/2017. Further the plans are revised by letter No. LND/ BP/ B2/ 476/ 11125 dated 18/12/2017.

That the Grantors have constructed on the plots described above, a building named as "B SQUARE APARTMENT", according to the plans approved by the Nashik Municipal Corporation. The Grantor has completed the construction as per the sanctioned building plans for commertial purpose having the 22 commertial /office units on Ground, Mezzanine, First, Fourth and Fifth floor, which are numbered as 1 to 22, having a total area of 941.85 sq. mtrs + second floor for hospital + third floor for hospital , having a total area of 434.35 sq. mtrs.

The Grantor has completed the construction upon the said for ground floor property and the Nashik Municipal Corporation, Nashik has issued a part completion certificate bearing no. Javak No./ "Nanivi/ 23140/ 2019, dated 17/06/2019". The remaining work of the building is yet to be completed. The plans approved by the Nashik Municipal Corporation, Nashik are annexed as Exhibit 'A' hereto.

Ground water tank is provided on the ground floor on North side of the plot and bore-well is also provided in North East side. The borewell, electric motor maintenance and electric charges are to be borne by the unit holders commonly. One overhead tank is also provided on the terrace for the water supply to the family unit holders and the shop unit holders in common.

THIRD-

That the construction upon the property described hereinabove is Ground plus Three upper floors.

Floor	Units	Nos.
Ground floor	7 Shop units	1 to 7
Mezzanine floor	3 office units	8 to 10
First floor	4 office units	11 to 14
Second floor	for Hospial	---
Third floor	for Hospital	---
Forth floor	4 office units	15 to 18
Fifth floor	4 office units	19 to 22
TOTAL	22 units + two floor for hospitals	

Each units holders have independent entrance and exit to their flat/unit and also exit to common area and facility of the building. Each purchaser will get the rights with respect to the said property as per their agreements and also the rights mentioned in this deed along with the proportionate share in the land. The unit holders

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will also get undivided interest in the general and restricted common areas and facilities in the common areas listed in this deed for their enjoyment and herein after referred to General and Restricted areas and facilities, all of the above in accordance with Maharashtra Apartment Ownership Act 1970.

Marginal / Open spaces (declared as common by the grantor), staircase, Varandas, corridor, will be the common property of all the commertial holders.

Two lifts are provided for the use of the members and the members have to maintain the same by contributing.

It is further made clear that if there would be any addition increased FSI made available by the Nashik Municipal Corporation in future, that will be utilized by the Grantor on the building and the Grantor has right to utilize the said FSI on the building taking support of the R.C.C. design of the building and the flat holders have no right to raise any objection for the said new construction. If it is found that the strength of the present RCC Structure for the additional floor is insufficient, then the grantor may erect pillars and beams in the marginal space of the plot without disturbing the light and ventilation of the existing flat units holders. For such type of erection the flat units holders will have no right to obstruct the Grantor for construction of the said additional FSI. If the area of any flat units is increased while utilizing the additional FSI by erecting the pillars and beams in the Marginal Space then the existing flat units holders will have to give co-operation and pay necessary charges for the construction of the additional FSI to the extent of each office / shop units for the increase in the area.

FORTH-

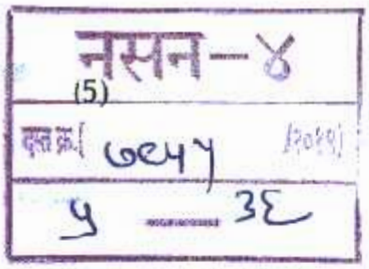
That the aforesaid buildings have a total built up area (proposed) of about 1420.71 sq. mtrs. which is for commercial / office premises hereinabove mentioned.

FIFTH-

That this Condominium shall be known as "B SQUARE APARTMENT CONDOMINIUM".

The detailed description of the residential units is described in Annexure - A hereinafter.

Shop No.	Floor	Purchasers
1	Ground	UNSOLD
2	Ground	UNSOLD





3	Ground	UNSOLD
4	Ground	UNSOLD
5	Ground	Mrs. Rohini Randhir Tidke Mr. Randhir Vasantrao Tidke
6	Ground	Mrs. Rohini Randhir Tidke Mr. Randhir Vasantrao Tidke
7	Ground	Mr. Vithoba Bhikaji Wagh Mr. Nikhil Vithoba Wagh Mr. Vishal Vithoba Wagh

Office No.	Floor	
8	Mezzanine	UNSOLD
9	Mezzanine	UNSOLD
10	Mezzanine	UNSOLD
11	First	UNSOLD
12	First	UNSOLD
13	First	UNSOLD
14	First	UNSOLD
	Second for Hospital	Dr. Prashant Vinayak Ghuge
	Third for Hospital	Mrs. Vimalbai Manohar Chakane Mr. Manohar Gajaram Vanjari
15	Forth	UNSOLD
16	Forth	UNSOLD
17	Forth	UNSOLD
18	Forth	UNSOLD
19	Fifth	UNSOLD
20	Fifth	UNSOLD
21	Fifth	UNSOLD
22	Fifth	UNSOLD

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

The detailed description of the units is described hereinafter as Annexure - A. So also each of the unit holders have right in the land in the percentage as specifically shown hereinafter. The areas of the units were written in the respective agreements as per the site / constructions, but at the time of completion, the Authority has changed the rules and the areas are changed due to change in pattern of calculations.

That each of the unit holder in the building has voting right in the percentage as specifically shown in this Declaration of Apartment hereinafter.

2.A COMMON AREAS AND FACILITES:-

a] The parcel of land described in paragraph First of this Deed.
b] A stairway, Top Terrace area, passages area referred to in this Deed as shown on the plan, which leads from the Ground floor to the roof of the building are common for the units.
c] Plumbing network through out the building.
d] Electric wiring network throughout the building.
e] The foundation and main walls, columns, girder, beams and roofs of the building as described on the plan and shall form part of This Deed.
f] Underground water tank and the borewell of the building fitted with electric Pumps, pumping set to lift the water to overhead water tank for common use.
g] There is a common passage for egress and ingress to each unit. The said passage shall be utilized by the unit holders in common and that property will remain the property of the owners. No unit owners shall have any exclusive right over the said common passage area.
h] Staircase area are common entities of all commertial unit holders.
i] Lift in the building.

2.B RESTRICTED AREAS AND FACILITES:-

a] Parking lots alloted to unit holders.
b] Attached terraces to any unit holders.

SIXTH-

[a] That the right, title and interest of each owner of the family units in the general common area and facilities listed under Sub-paragraph 2 of FIFTH and their proportionate share in the profits and common expenses in the said general common areas and facilities as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment owners of the "B SQUARE APARTMENT CONDOMINIUM" is based on the carpet areas of the units.
[b] The proportionate representation for voting purpose provided in [a] and [b] hereof may be limited in accordance with the provisions of bye-laws attached hereto as Exh. B.