

Declaration.

104/7793

पावती

Original/Duplicate

Tuesday, August 23, 2022

नोंदणी क्र. :39म

3:03 PM

Regn.:39M

पावती क्र.: 11772 दिनांक: 23/08/2022

गावाचे नाव: अंबड (खुर्द)

दस्तावेजाचा अनुक्रमांक: नसन1-7793-2022

दस्तावेजाचा प्रकार : डिक्लरेशन

मादग करणाऱ्याचे नाव: मे सार्थक कन्स्ट्रक्शन पार्टनरशिप फर्म तर्फे पार्टनर्स 1 संतोष संभाजीराव पाटील 2 ऋषिकेश शाम सम्मनवार तर्फे वि मु कैलास मनोहर कुलकर्णी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 2700.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

3:19 PM ह्या वेळेस मिळेल.

Sub Registrar Nashik1

वाजार मूल्य: रु.1/-

मोवदला रु.0/-

भगलेले मुद्रांक शुल्क : रु. 100/-

सह. दुय्यम निबंधक वर्ग-२.
नाशिक-१

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2308202201726 दिनांक: 23/08/2022

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2308202201670 दिनांक: 23/08/2022

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006687232202223E दिनांक: 23/08/2022

वैकेचे नाव व पत्ता:

K. M. Kulkarni

23 AUG 2022
Received Original Document
Date :-

23/08/2022

गावाचे नाव : अंबड (खुर्द)

(1) विलेखाचा प्रकार	डिक्लरेशन
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	1
(4) भू-मापन, पॉटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगर पालिका हद्दीतील मौजे अंबड खुर्द येथील मिळकत यांसी गट नं. 227/अ/2/1 यांसी प्लॉट नं. 8+7+6+5 यांसी क्षेत्र 3065.89 चौ.मी. यावरील मार्थक गरिमा अपार्टमेंट विंग -बी 60(माठ) फ्लॅट व मार्थक गरिमा अपार्टमेंट विंग -ग 60(माठ) फ्लॅट आणि मार्थक गरिमा अपार्टमेंट विंग -सी 9(नऊ) शॉप अशी मिळकत (Survey Number : 227/A/2/1 ;)
(5) क्षेत्रफल	1) 3065.89 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे मार्थक कन्स्ट्रक्शन पार्टनरशिप फर्म तर्फे पार्टनर्स 1 संतोष संभाजीराव पाटील 2 ऋषिकेश शाम सम्मनवार तर्फे वि सु कैलास मनोहर कुलकर्णी वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निवर्ती पॉइंट, राका कॉलनी शरणपूर रोड नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, णाम:ई.क. पिन कोड:-422001 पॅन नं:-ABSFS7318G 2): नाव:- मे बागलाण डेव्हलपर्स प्रा लि तर्फे डायरेक्टर पल्लवी संतोष पाटील संतोष संभाजीराव पाटील 2 दादासाहेब रावसाहेब धवाने तर्फे ज मु मे मार्थक कन्स्ट्रक्शन पार्टनरशिप फर्म तर्फे पार्टनर्स 1 संतोष संभाजीराव पाटील 2 ऋषिकेश शाम सम्मनवार तर्फे वि सु कैलास मनोहर कुलकर्णी वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निवर्ती पॉइंट, राका कॉलनी शरणपूर रोड नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, णाम:ई.क. पिन कोड:-422001 पॅन नं:-ABSFS7318G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	23/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	7793/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

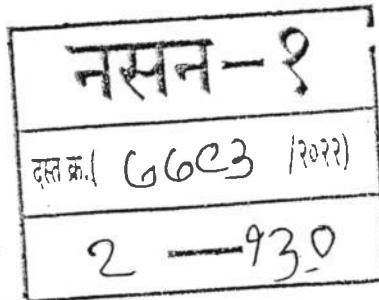
मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:- Affidavit



नोंदणी नंतरची प्रथम
सूची क्र. ॥ प्रत
अस्सल वर हुकुम नक्कल
साह. दुय्यम निबंधक वर्ग-२.
नाशिक-१

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2308202201670	Date 23/08/2022
Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S R Nashik 1 of the District Nashik.	
Payment Details	
Bank Name SBIN	Date 23/08/2022
Bank CIN 10004152022082301543	REF No. IGAOECQTB8
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2308202201726	Date 23/08/2022
Received from Self, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nashik 1 of the District Nashik.	
Payment Details	
Bank Name SBIN	Date 23/08/2022
Bank CIN 10004152022082301593	REF No. IGAOECQX06
This is computer generated receipt, hence no signature is required.	

...1...

नसम-१
दस्तावेज क्र. (6623 / 2022)
3 — 930



Stamp Rs. -100/-
Registration Fee Rs. 100/-

DEED OF DECLARATION

This Deed of Declaration is made and executed at Nashik on this ---
23... day of August the Christian Year Two Thousand Twenty
Two.

Kulkarni

नसम-१
दस्तावेज क्र. (७७९३ / २०२१)
४ ९३०



...2...

M/s. Saarthak Constructions
(PAN NO. ABSFS7318G)
a partnership firm through its partners

1. Mr. Santosh Sambhajirao Patil

Age- 47 yrs, Occ. Business,

2. Mr. Hrishikesh Sham Summanwar

Age- 49 yrs, Occ. Business,

Add. 02, Liberty Point, Racca Colony,

Sharanpur Road, Nashik 422002

Hereinafter referred to as the "PROMOTER/DEVELOPER/PARTY OF FIRST PART"

(Which expression shall unless it is repugnant to the context or meaning thereof, mean and include the said partnership firm, its all partners, their respective legal heirs, successors, executors, administrators, assigns etc) of the First Part.

AND

1. M/s. Baglan Developers Pvt. Ltd.

Through its Director

(PAN No. AAACB9396H)

Mrs. Pallavi Santosh Patil

Age- 46 yrs, Occ. Business

Mr. Santosh Sambhajirao Patil

Age- 47 yrs, Occ. Business,

&

2. Mr. Dadasaheb Raosaheb Dhavane

PAN – AMVPD9120H

Through their GPA Holder

M/s. Saarthak Constructions

(PAN NO. ABSFS7318G)

a partnership firm through its partners

1. Mr. Santosh Sambhajirao Patil

Age- 47 yrs, Occ. Business,

2. Mr. Hrishikesh Sham Summanwar

Age- 49 yrs, Occ. Business,

Add. 02, Liberty Point, Racca Colony,

Sharanpur Road, Nashik 422002

Hereinafter referred to as the "CONFIRMING PARTY/PARTY OF THIRD PART"

(Which expression shall unless it is repugnant to the context or meaning thereof, mean and include the said partnership firm, its all partners,

नसम-१
दस्तावेज (6603 / 2022)
५ - १३०



their respective legal heirs, successors, executors, administrators, assigns etc) of the **Second Part**.

01. WHEREAS the property mentioned in schedule first herein-below bearing **Plot No.8+7+6+5** total area admeasuring 3065.89 Sq.Mtr. out of **Gat No. 227/A/2/1** laying and situated at **Village Ambad Khurd**, Taluka and District Nashik. Within the limits of Nashik Municipal Corporation, Nashik owned and possessed by M/s. Baglan Developers Pvt. Ltd. through Director In the said total plotted area the owner of plot M/s. Baglan Developers Pvt.Ltd. through Directors Mr. Santosh Sambhajirao Patil & Mrs. Pallavi Santosh Patil having undivided share of 75% and Mr.Dadasaheb Raosaheb Dhavane have undivided share of 25%. The said area of plot no.5 to 8 was amalgamated by order of Assistant Director town planning through Letter No. NMC/ADTP-B2/21 dt.14-12-2017. On 27-04-2018 the plots owner have executed Development Agreement in favour of M/s. Saarthak Constructions Partnership firm for development of plotted area. Therefore have executed registered Development Agreement and General Power of Attorney dt.03-05-2018 at Sr.No.4078 and 4079.

By the said development Agreement Developer/ Promoter had agreed to give 35% share of the consideration price that will come from the sale of the total constructed area to land owner. Therefore plot owners have given their free consent to develop the said plot area. Accordingly promoter Developer having right to develop and constructed multistoried buildings on above mentioned total area of plots.

AND WHEREAS, the Promoter is entitled and enjoined upon to construct buildings on the said property/ Project land in accordance with the recitals herein above.

AND WHEREAS the Promoter is a registered partnership firm in the name and style M/s. **Saarthak Constructions Partnership firm** through **Partner 1. Mrs. Pallavi Santosh Patil, 2. Mr. Santosh Sambhajirao Patil, 3. Mrs. Vandana Hrishikesh Summanwar, 4. Mr. Hrishikesh Sham Summanwar**. That, the said firm has been registered in the office of Registrar of Firms, Mumbai at Sr.No.MA- 35369, dt. 21/04/2011. The then registered office address of the said partnership firm was Kamdhenu, D'souza colony, College Road, Nashik-422005 and presently said partnership firm office address is 2, liberty Point, Racca Colony, Sharanpur Road, Nashik-422002. The business of the said partnership firm is of Construction, Builders and Land Developers. Mr. Santosh Sambhajirao Patil and Mr. Hrishikesh Sham Summanwar are the executants of this agreement.

AND WHEREAS the Promoter has decided to launch a group housing scheme named as "**SAARTHAK GARIMA**" on the said property. The said group Housing scheme shall be constituting 2 (Two) Buildings out of which 1 (One) building for residential purpose with A and B wings and 2