23/09/2021

मूची क्र.2

दस्त निबंधक : दु.नि. नाशिक 1
दस्त क्रमांक : 7678/2021
नोंदणी :
Regn:63m

गावाचे नाव : **पळसे**

(1)विलेखाचा प्रकार	पोचपावती
(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- पळसे येथील स.नं .1419 / 1 / 2 अ / 1419 / 2 / 2 अ वरील प्लॉट नं. 01 यापैकी एकुण क्षेत्र 2862 .68 पैकी क्षेत्र 737.20 चौ. मी. हि मिळकत व या वरील बांधीव इमारतीस मिलन रेसीडेन्सी अपार्टमेंट बिल्डिंग नं.02 या नावाने पोलिस करणेबाबत.((GAT NUMBER : 1419 / 1 / 2 अ / 1419 / 2 / 2 ; Plot Number : 01 ;))
(5) क्षेत्रफळ	1) 737.20 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-2महेश खंडू उर्फ खंडेराव गायधनी स्वत:करिता व 1ज्ञानाबाई खंडू गायधनी 3प्रमोद खंडू गायधनी4 धनंजय खंडू गायधनी 5 सुनिता जयराम गायधनी 7. किरण जयराम गायधनी 8 ज्ञानाबाई जयराम गायधनी सज्ञानंतरचे नाव जयश्री राजमाहेब विधे वांचे ज. मु.म्हणुन वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नाशिक रोड नाशिक , महाराष्ट्र, गाम्:ईक. पिन कोड:-422101 पॅन नं:- 2): नाव:-9 श्री सदगुरु शिवराम कन्स्ट्रक्शन प्रा.लि. तर्फे संचालक प्रमोद अशोक मुर्केवार वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नाशिक रोड नाशिक , महाराष्ट्र, गाम्:ईक. पिन कोड:-422101 पॅन नं:- 3): नाव:-6. भास्कर जयराम गायधनी स्वत:करिता व 1ज्ञानाबाई खंडू गायधनी 3प्रमोद खंडू गायधनी4 धनंजय खंडू गायधनी 5 सुनिता जयराम गायधनी7. किरण जयराम गायधनी 8 ज्ञानाबाई जयराम गायधनी सज्ञानंतरचे नाव जयश्री राजमाहेब विधे वांचे ज. मु.म्हणुन वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नाशिक रोड नाशिक, महाराष्ट्र, गाम्:ईक. पिन कोड:-422101 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	08/09/2021
(10)दस्त नोंदणी केल्याचा दिनांक	23/09/2021
(11)अनुक्रमांक,खंड व पृष्ठ	7678/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

नोंदणी नंतरची प्रथम सुची क्र. II प्रत अस्सल वर हुकुम नक्कल

सह. दुय्यम निबंधक वर्ग-२, नाशिक-१

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

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 • NASIK-1 • सह दुय्यम निबंधक वर्ग-२, नाशिक-१

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Latabai Khandu Gaidhani	eChallan	02300042021090777150	MH005978060202122E	100.00	SD	0003113978202122	23/09/2021
2	Latabai Khandu Gaidhani	eChallan		MH005978060202122E	100	RF	0003113978202122	23/09/2021
3		DHC		0709202112469	1240	RF	0709202112469D	23/09/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Receipt (pavti)

104/7678

Thursday,September 23 ,2021

3:39 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 10232 दिनांक: 23/09/2021

गावाचे नाव: पठमे

दस्तऐवजाचा अनुक्रमांक: नमन1-7678-2021

दस्तऐवजाचा प्रकार : पोषणापत्र

सादर करणाऱ्याचे नाव: 2महेश खंडू उर्फ खंडेराव गायधनी स्वत:करिता व 1सखाबाई खंडू गायधनी 3प्रमोद खंडू गायधनी4 धनजय खंडू गायधनी 5 सुनिता जयराम गायधनी 7. किरण जयराम गायधनी 8 सखाबाई जयराम गायधनी

सह्दानवरचे नाव जयश्री गवमाहेब विधे यांचे ज. मु.म्हणून

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1240.00
पृष्ठांची संख्या: 62	
एकूण:	रु. 1340.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:59 PM ह्या वेळेस मिळेल.

Sub Registrar Nashik1

सह.दुय्यम निबंधक वर्ग-२
नाशिक-१

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1240/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0709202112469 दिनांक: 23/09/2021
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005978060202122E दिनांक: 23/09/2021
बँकेचे नाव व पत्ता:

Received Original Document
Date :- 24 SEP 2021

CHALLAN
MTR Form Number-6

GRN	MH005978060202122E	BARCODE		Date	07/09/2021 10:28:53	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)	
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1	Full Name	Lalabai Khanduji Gaidhani
Location	NASHIK		
Year	2021-2022 One Time	Flat/Block No.	Palase G.no.1419/1/2A/1419/2/2A Plot No 2
		Premises/Building	
		Road/Street	Sheetal Residency Apartment Building Number 2
		Area/Locality	PALASE Nashik
		Town/City/District	
		PIN	4 2 2 1 0 1
		Remarks (If Any)	SecondPartyName=Sheetal Residency Apartment Building Number 2~
		Amount In Words	Two Hundred Rupees Only

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

Payment Details	BANK OF MAHARASHTRA

Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	02300042021090777150	011287084
Bank Date	RBI Date	07/09/2021-10:30:17	Not Verified with RBI
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

हसर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाचे दस्तासाठी लागू आहे. नोंदणी न करावयाचे दस्तासाठी हसर चलन लागू नाही.

नसन-१
सह दु नि ७६८७/२०२१
९ — ६०

Print Date 07-09-2021 07:30:42

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0709202112469	**Date**	07/09/2021
Received from Latabai Khandu Gaidhani, Mobile number 9000000000, an amount of Rs.1240/-, 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	MAHB	**Date**	07/09/2021
Bank CIN	10004152021090710086	**REF No.**	011357516
This is computer generated receipt, hence no signature is required.			

नसन-१
दस्त क्र.(6666/2021)
2 — ६०

नमुना - १

दस्त क्र.(101)/६८६८/२०२१

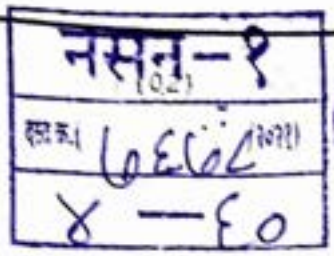
३ — ६०

SHEETAL RESIDENCY APARTMENT BUILDING NO.2
DECLARATION UNDER APARTMENT OWNERSHIP ACT
-FORM-A

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT made & executed at Nashik on this 8th day of September in the Christian Year 2021....

1. Mrs.Latabai Khandu Gaidhani
   Age:49 yrs., Occ. Business,
2. Mr.Mahesh Khandu alias Khanderao Gaidhani
   Age:30 yrs., Occ. Business,
3. Mr.Pramod Khandu Gaidhani
   Age:27 yrs., Occ. Business,
4. Mr.Dhananjay Khandu Gaidhani
   Age:25 yrs., Occ. Business,
5. Smt.Sunita Jayram Gaidhani
   Age:55 yrs., Occ. Business,
6. Mr.Bhaskar Jayram Gaidhani
   Age:37 yrs., Occ. Business,
7. Mr.Kiran Jayram Gaidhani
   Age:35 yrs., Occ. Business,
8. Ratnabai Jayram Gaidhani alias
   Jayshree Ravsaheb Vighe
   Age:38 yrs., Occ. Business,
   No.1 to 8 R/o. Palse, Tal & Dist.Nashik.
   No.2 & 6 for themselves and General Power of Attorney Holder of No.1,3 to 7 & 8
9. Shree Sadguru Shivram Construction Pvt. Ltd. Company
   a Company registered under Companies Act ,
   through its Director
   Mr. Pramod Ashok Murkewar
   Age:43 yrs., Occ. Business,
   UID 2088 7993 9143
   R/o.Prestige Bytco Business Centre,
   Bytco Point, Nashik Road, Nashik-422101.



Hereinafter referred as "Builder/Grantor/Developer/ Owner/Promoter" (which expression shall unless repugnant to the context or meaning thereof shall mean & include its proprietor, their legal heirs, official assignees, representatives administrators and assigns) of the FIRST PART.

Hereinafter referred as "Builder/Grantor/Developer/ Owner/Promoter" (which expression shall unless repugnant to the context or meaning thereof shall mean & include its partner, their legal heirs, official assignees, representatives administrators and assigns) of the FIRST PART.

Hereinafter referred to as Grantor/Grantors who are fully empowered and qualified to execute this deed does hereby state:

FIRST:

THAT the "Grantors" are seized and possessed of and sufficiently entitled to the Non-agricultural tenure lying and being at Village Palse, Tal. & Dist. Nashik and with in the jurisdiction of Sub-Registrar of Nashik situated in the locality known as bearing Gat No.1419/1/2A/1419/2/2A, Plot No.01, area adm. 737.20 sq.mtrs. out of total area adm. 2862.68 sq.mtrs.

The out of said portion of land i.e. 737.20 sq.mtrs, the Grantor has constructed building known as SHEETAL RESIDENCY APARTMENT BUILDING NO.2 , on area adm.588.81 sq.mtrs and remaining area adm. 148.39 sq.mtr is the undivided share in common area.

According to the plan attached hereto as Exhibit A, the land under the building on which the said SHEETAL RESIDENCY APARTMENT BUILDING NO.2 is constructed on area adm.588.81 sq.mtrs is shown in Red colour and common spaces out of said Plot No.01 is shown as Common Area -A , B & C out of which said SHEETAL RESIDENCY APARTMENT BUILDING NO.2 has the undivided share of area adm. 148.39 sq.mtrs..

The land under the building SHEETAL RESIDENCY APARTMENT BUILDING NO.2 is bounded as follows:

नमुना-१
(03)
क्रम क्र. 04662022
४५-६०

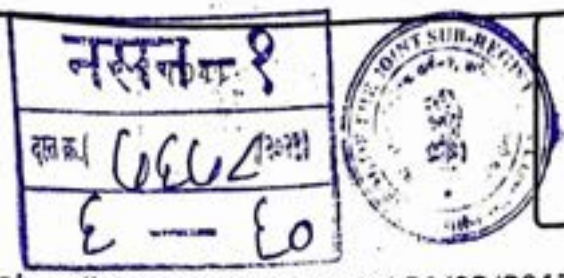
EAST	:	By remaining portion of said Plot No.01(SHEETAL RESIDENCY APARTMENT BUILDING NO.3 & Common Area)
WEST	:	By remaining portion of said Plot No.01 (SHEETAL RESIDENCY APARTMENT BUILDING NO.1 & Common Area)
SOUTH	:	By remaining portion of said Plot No.01 (Common Area)
NORTH	:	By adjoining Gat No.1419/1/2B+1419/ 1/2B.

All the said property with soil, sub-soil and rights thereof.

SECOND: WHEREAS Grantor No.1 to 8 possessed and otherwise well and sufficiently entitled to Gat No.1419/1/2A/1419/2/2A, Plot No.01, area adm. 2862.68 sq.mtrs. of village Palse, Tal. & Dist. Nashik.

ANDWHEREAS The said Grantor No.1 to 8 entrusted into the Development Agreement with Grantor No.9 and granted development rights of the Gat No.1419/1/2A/1419/2/2A, Plot No.01, area adm. 2862.68 sq.mtrs. of village Palse, Tal. & Dist. Nashik. The Grantor No.1 to 8 have granted the above said rights against the consideration in kind of cash & against the consideration in kind of construction in the buildings which is to be constructed on the said land, details of which are mentioned in the document of Development Agreement. Accordingly the document of Development Agreement and General Power of Attorney are registered at the office of Sub-Registrar Nashik at Sr.2663 & 2664 respectively on dt.18/04/2017.

AND WHEREAS the Grantor No.09 has got approved from the concern local authority the plans, elevations , sanction of the land under the letter No.Banp/Mouje Palse Ta.Nashik/ G.N.1419/1/2A,1419/2/2A/SSanNa/3/2017, dtd.02/01/2017 from Assistant Director of Town Planning & vide letter



No.Jamabandi/Kavi/666/2016, dtd.21/02/2017 from Sub Divisional Officer Nashik.Further said plan has been revised by the Grantor and said revised plan has been approved by N.M.R.D.A. Nashik vide permission No.ग्रामप्रविप्रा/सुधा.बां.प./मौ.पळसे,ता.नाशिक/ग.न.1419/1/2अ+1419/2/2अ-/भु.क्रं.01/527, Dtd.31-1-2019.

AND WHEREAS as per the above said approved building plan Grantors have proposed 3 buildings and out of which by this deed Grantor declares the construction of SHEETAL RESIDENCY APARTMENT BUILDING NO.2 is completed.

That the Grantor No.09 has constructed a building SHEETAL RESIDENCY APARTMENT BUILDING NO.2 on area adm. 588.81 sq.mtrs and remaining area adm.148.39 sq.mtr is the undivided share in common area thus the total area adm.737.20 sq.mtrs out of Gat No.1419/1/2A/1419/2/2A, Plot No. 01 has been surrender to SHEETAL RESIDENCY APARTMENT BUILDING NO.2.

The project is named as SHEETAL RESIDENCY APARTMENT BUILDING NO.2 according to the plan attached hereto as Exhibit A which were approved by the Nashik Municipal Corporation under Commencement Certificate mentioned hereinabove.

The construction of the said SHEETAL RESIDENCY APARTMENT BUILDING NO.2 building is completed and Completion Certificate has been granted by Nashik Metropolitan Region Development Authority Nashik vide letter No.Nampravipa/Bhogvata/Mou.Palse,Ta.Nashik/G.No.1419/1/2A+1419/2/2A.Bhu.Kra.1/1277,dtd.01/09/2021.

The postal address of the project/building SHEETAL RESIDENCY APARTMENT BUILDING NO.2 is as follows:

SHEETAL RESIDENCY APARTMENT BUILDING NO.2
Behind Siddhant Garden , Palase, Post-Nashik Road,
Ta.Dist.Nashik-422101.

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THIRD: THAT the said building SHEETAL RESIDENCY APARTMENT BUILDING NO.2 consists of 2 Wings comprising Wing -A & Wing B.

That the each Wing consists of a Ground Floors + Three upper Floors. The Ground Floor will be used for Parking or other common purposes. The First , Second and Third floors consists of individual apartments all for Residential Purposes.

That the Wing- A consists 12 Flats & Wing-B consists 6 Flats thus SHEETAL RESIDENCY APARTMENT BUILDING NO.2 consists total 18 Flats/Units of individual apartments all for residential purposes.

The each units having independent approached through common staircase as per approved and sanctioned building plan and the unit holders are as capable of individual utilization on account of having their own exit to a common area and facility of the building and the apartment will be sold to one or more owners each owners obtaining a particular & 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 & also an undivided interest in the General and/or restricted common areas & facilities of the building as listed hereinafter in this deed, necessary for their adequate use and enjoyment and hereinafter in referred to as general and/or restricted common areas and facilities. All of the above in accordance with the Maharashtra Apartment Ownership Act, 1970.

FOURTH: AND WHEREAS SHEETAL RESIDENCY APARTMENT BUILDING NO.2 CONDOMINIUM constructed upon the said property as per the rule of Floor Space Index (F.S.I.), which details are mentioned in sanctioned building plan. However as mentioned hereinabove there have been 3 buildings sanctioned under abovesaid commencement certificate and the construction of all the buildings have been completed. Out of said the