

340/2408

इतर पावती

Original/Duplicate

Thursday, 19 March 2020 6:19 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3105 दिनांक: 19/03/2020

गावाचे नाव: -आनंदवल्ली

दस्तऐवजाचा अनुक्रमांक: नसत3-2408-2020

दस्तऐवजाचा प्रकार : डिक्लरेशन

सादर करणाऱ्याचे नाव: तिथ्ठी कन्स्ट्रक्शन भागीदारी संस्था तर्फे भागीदार श्री जयदीप विश्वनाथ कंकरेज वर्गन

दस्त हाताळणी फी

रु. 120.00

पृष्ठांची संख्या: 8

एकूण:

रु. 120.00

Joint Sub Registrar Nashik3

1); देयकाचा प्रकार: DHC रकम: रु.120/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1903202010158 दिनांक: 19/03/2020

बँकेचे नाव व पत्ता:



25/03/2020

सूची क्र.2

दुपयम निबंधक : सह.दु.नि. नाशिक 3

दस्ता क्रमांक : 2408/2020

नोडली :

Regn.83m

गावाचे नाव : आनंदवल्ली

(1) विलेखाचा प्रकार डिक्लेरेशन

(2) मोबदला 1

(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार अकारणी देतो की पट्टेदार ते मनुष्य करावे) 1

(4) भू-मापन, पोटोहिल्ला व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुळडी जिल्हा नाशिक पोट तुळडी तालुका नाशिक पैकी नाशिक महानगर-पालिका हद्दीतील मौजे आनंदवल्ली या गांवचे शिवारातील सर्व्हे नंबर 35/5/2+3 प्लॉट नंबर 7 यांसी क्षेत्र 802.74 चौ.मी. यांसी सिटी सर्व्हे नंबर 2161 यांसी सिटी सर्व्हे रेकॉर्ड क्रमाणे क्षेत्र 604.8 चौ.मी. तसेच टीडीआर एकएखाद्या क्षेत्र 230.00 चौ.मी. यावर बांधण्यात आलेल्या पक्क्या विकासा फ्लो क्वाटमेंट या इमारतीचे प्लॉटनंबर ((Survey Number : 35/5/2+3 ; Plot Number : 7 ;))

(5) क्षेत्रफळ

1) 802.74 चौ.मीटर

(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करत देणा-या/सिद्ध देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- सिध्दी कन्स्ट्रक्शन भागीदारी संस्था तर्फे भागीदार श्री जगदीश विश्वनाथ ककरेज वय:- 52; पत्ता:- प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव:- सिध्दी पूजा रिजन्सी जुना गंगापूर ताका गंगापूर रोड नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, नाशिक, पिन कोड:- 422013 पॅन नं:- ABBFS0890E

(8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करत दिल्याचा दिनांक 19/03/2020

(10) दस्त नोंदणी केल्याचा दिनांक 19/03/2020

(11) अनुक्रमांक, खंड व पृष्ठ 2408/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) वेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

Affidavit



नवकल अर्ज क्रमांक :- 2406/2020

नवकल दिनांक :- 20/3

नवकल पुर्ण झाल्याचा दिनांक :- 20/20

नवकल एन्ट्री पोल्सने पाठविली

नवकल सत्य दिली.

अस्सल वर हुकुम नवकल

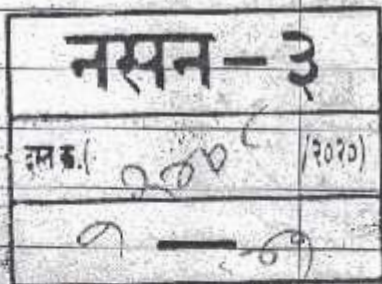
सह. दुपयम निबंधक वर्ग-२
नाशिक-३.



CHALLAN
MTR Form Number-6



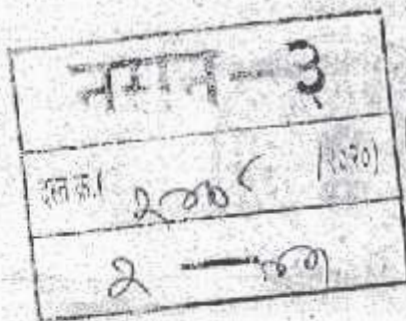
RN	MHD13580337201920E	BARCODE			Date	18/03/2020-13:11:35		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No. (If Applicable)		ABBFSC800E			
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1					Full Name		SIDDHI CONSTRUCTION THROUGH ITS PARTNER MR JAGDISH VISHWANATH			
Location NASHIK					Flat/Block No.		SURVEY NO 35/5/2 3 PLOT NO.7			
Year 2019-2020 One Time					Premises/Building		PADMA VISHWA OXYFLOW APARTMENT			
Account Head Details					Amount In Rs.		PIN			
2030046401 Stamp Duty					100.00		Road/Street		ANANDWALLI NASHIK	
2030063301 Registration Fee					100.00		Area/Locality		4 2 2 0 1 3	
							Town/City/District		Remarks (If Any)	
							PIN		Amount In	
							PIN		Two Hundred Rupees Only	
							PIN		Words	
Total					200.00		Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		00040572020031833328 IK0AMZZAV0	
Cheque/DD No.					Bank Date		RBI Date		18/03/2020-13:24:12 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No.		Date		Not Verified with Scroll	



Department ID: 0000000000
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन फॉर्म केवल दस्तावेज का रजिस्ट्रार कार्यालय में ही दर्ज करने के लिए मान्य है। अनियमित रूप से प्रयुक्त होने पर यह मान्य नहीं रहेगा।

Man

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 180320200348	Date 18/03/2020
Received from sldhdi kanstrakshan bhagidar sanstha tarfe bhagidar shri jagdish vishwanath kankarej. Mobile number 9000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name sbispay	Date 18/03/2020
Bank CIN 10004152020031805110	REF No. 202007808922554
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1903202010158	Date 19/03/2020
Received from SIDDHI CONSTRUCTION, Mobile number 0000000000, an amount of Rs.120/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name BKID	Date 19/03/2020
Bank CIN 10004162020031908527	REF No. 95985009
This is computer generated receipt, hence no signature is required.	

नसम-३	
दिनांक (२३/०३/२०२०)	
३ - ३	



// SHREE //

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT made and executed on this 18th day of the Month of March in the Christian Year 2020 at Nashik.

BETWEEN

Siddhi Construction a registered Partnership Firm [Pan ABBFS 0890 E], through its Partner Shri. Jagdish Vishwanath Kankrej, Age – 52 years, Occupation –Business, R/o. Siddhipooja Regency, Behind Vihar Hotel, Old Gangapur Naka, Gangapur Road, Nashik-422013, herein after referred to as "GRANTOR OWNERS & DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Partnership Firm, its Partners for the time being constituting the said firm, their executors, administrators, representatives and assigns) of the **ONE PART.**

WHEREAS :

FIRST-

M/s. Siddhi Construction, A Partnership Firm, through its Partner Shri. Jagdish Viswanath Kankrej, (Hereinafter referred to as the Plot Owner) is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of Non-Agricultural land bearing Revenue Survey No. 35/5/2+3 Plot No. 7 admeasuring 630.12 sq.mtr. situate, lying and being at Village Anandvalli, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik (more particularly described in Schedule-I, hereunder written and hereinafter referred to as the "Said Property" for the sake of brevity) together with T.D.R.F.S.I. of 230.00 sq. mtrs. out of DRC No.773 dtd. 04/08/2017.

The said property has been purchased by the Grantor Owner & Developer from Shri. Vinod Gangadhar Shete & Sau. Shraddha Vinod Shete vide Sale Deed dtd. 15/06/2018 bearing Registration No.4414/2018 dtd.15/06/2018. In pursuance of the said sale deed the name of the purchasers Siddhi

नसम-३

दस्तावेज क्र. 2000/2020



Construction through its Partner Shri. Jagdish Vishwanath Kankarej mutated in the Revenue Records vide mutation entry No. 11269. (more particularly described in the schedule-I, hereunder written and hereinafter referred to as the "**SAID PROPERTY**" for the sake of brevity).

AND WHEREAS as per the letter No. Na.Ni.Vi./Vashi/424/18 dtd. 26/09/2018 received from Nashik Municipal Corporation Nashik along with Transfer Deed dtd. 26/09/2018 that an area admeasuring 27.38 sq. mtrs. transferred from Plot No. 7 for Road Widening as per Rule No. 13.2.12 of Sanctioned Development Control Regulation of Nashik Municipal Corporation Nashik. It further appears that the Commissioner of Nashik vide its Order No. 515/2018 dtd. 27/07/2018 approved the said proposal of transfer of area for Road Widening out of the aforesaid plot. The said area has been transferred by the plot owner Siddhi Constructions through its Partner Shri. Jagdish Vishwanath Kankarej in favour of Assistant Director, Town Planning Department, Nashik Municipal Corporation Nashik vide Transfer Deed dtd. 26/09/2018. Hence the area required for Road Widening has been entered into the name of Nashik Municipal Corporation Nashik in the revenue record of the said plot vide Mutation Entry No. 11436. After deducting the said Road Widening area out of the said plot the remaining area admeasuring 602.74 sq. mtrs. is entered into the name of the present owner & developer of the said property vide Mutation Entry No. 11436.

AND WHEREAS layout of the said property has been finally approved by The Assistant Director, Town Planning, Nashik Municipal Corporation vide their permission No. Nagarrachana/Final/24/Satpur dtd. 22/10/2003.

AND WHEREAS the said property has been converted for Non Agricultural use vide the order of Collector of Nashik bearing No. Masha/Desk-3/N.A.S.R./1/2001 Nashik dtd. 08/05/2001.

AND WHEREAS the Grantor Owners & Developers herein have purchased T.D.R.F.S.I of 230.00 sq. mtrs. out of DRC No. 773 dtd. 04/08/2017 vide Formula $230 \times 32500 / 57500 = 130.00$ sq.mtrs. from Estate Co. Op. Housing Society Ltd. through Member M/s. Manasi Farms Pvt. Ltd. through Shri. Nishant Rajendra Thakkar vide Registered TDR Sale Deed dtd. 29/08/2018