341/10788
Tuesday,November 26 ,2019
1:25 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 13064 दिनांक: 26/11/2019

गावाचे नाव: चुंचाळे
दस्तऐवजाचा अनुक्रमांक: नसन4-10788-2019
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: जाधव बिल्डर्स, प्रोप्रायटरी फर्म तर्फे प्रोप्रा. श्री. मधुकर भगीरथ जाधव यांचे तर्फे विशेष मुखत्यार म्हणून श्री. गौरव नंदकुमार जाधव -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 620.00
पृष्ठांची संख्या: 31	
एकूण:	रु. 720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:33 PM 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: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008737248201920E दिनांक: 26/11/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.620/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2611201900602 दिनांक: 26/11/2019
बँकेचे नाव व पत्ता:

मुळ दस्त परत

Scanned with CamScanner

Index-2(सूची - १)

सूची क्र.2

दुय्यम निबंधक : सह दु नि. नाशिक 4
दस्त क्रमांक : 10788/2019
नोंदणी :
Regn 63m

26/11/2019

गावाचे नाव : चुंचाळे

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या 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: , इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका,नाशिक यांचे हद्दीतील,मौजे चुंचाळे या गांवचे शिवारातील गट नंबर 99+100ब/1 यांनी सि.स.नं. 4545/1/1,पैकी प्लॉट नंबर 30 ते 57 यांनी एकत्रित क्षेत्र 2261.62 चौ.मी. यावर बांधण्यात आलेल्या समर्थ पार्क -3 अपार्टमेंट या रो हाउस संकुलाचे घोषणापत्र.((GAT NUMBER : 99+100ब/1 ; Plot Number : 30 ते 57 ;))
(5) क्षेत्रफळ	1) 2261.62 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:-जाधव बिल्डर्स, प्रोप्रायटरी फर्म तर्फे प्रोप्रा. श्री. मधुकर भगीरथ जाधव यांचे तर्फे विशेष मुखत्यार म्हणून श्री. गौरव नंदकुमार जाधव - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट क्र.101,स्पेस व्हायझर,पाटील लेन नंबर 4,कॉलेज रोड,नाशिक , महाराष्ट्र, नाशिक. पिन कोड:-422005 पॅन नं:-AAPPJ3156M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/11/2019
(10)दस्त नोंदणी केल्याचा दिनांक	26/11/2019
(11)अनुक्रमांक,खंड व पृष्ठ	10788/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्सल बरहुकूम नकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४

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

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-4

Scanned with CamScanner

CHALLAN
MTR Form Number-6

GRN	MH008737248201920E	BARCODE		Date	25/11/2019-19:06:15	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAPFJ3158M
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR	Full Name	JADHAV BUILDERS THR MADHUKAR B JADHAV
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	GAT NO.99 AND 100/D/1
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	PLOT NO.30 TO 57 SAMARTH PARK 3 APT
0030063301 Registration Fee	100.00	Area/Locality	CHUNCHALE NASHIK
		Town/City/District	
		PIN	4 2 2 0 1 0
		Remarks (If Any)	SecondPartyName=JADHAV BUILDERS THR MADHUKAR B JADHAV~
Total	200.00	Amount In Words	Two Hundred Rupees Only

नसन-४
९०५८ /२०१९
९—३९

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00003942019112501645	123851006
Cheque/DD No.		Bank Date	RBI Date	25/11/2019-19:08:20	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 8888888888
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात सादर करावयाचा दस्तासाठी लागू आहे. कोणत्या ही कारणासाठी दस्तावेज नोंदणी न झाल्यास हे चलन लागू नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2611201900602	Date	26/11/2019

Received from jadhav bildrsa, proprayatri farm tarfe propra. shri. madhukar bhagirath jadhav yanche tarfe vishesh mukhatyar mhanun shri. gaurav nandkumar jadhav -, Mobile number 9999999999, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.

Page 1/1 Print Date 25-11-2019 07:06:57

Payment Details

Bank Name	MAHB	Date	26/11/2019
Bank CIN	10004152019112600518	REF No.	001646956

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

Scanned with CamScanner

नसन-४
दस्त 9095 (2019)
2 — 39

Stamp Duty: Rs. 100/-

DEED OF DECLARATION

(Of SAMARTH PARK-3 APARTMENT Condominium)

This DEED OF DECLARATION is made & executed at **Nashik** on this the **26th** day of the month **November**, in the year **Two Thousand and Nineteen (2019)**.

JADHAV BUILDERS, a Proprietary Firm through it's **Proprietor- MADHUKAR BAGTRATH JADHAV**, Age: **66** years, occupation- Builder, PAN: AAPPJ3156M, R/o. Flat No. 101, space Vyisor, Patil Lane No. 4, college Road, Nashik-422005; hereinafter referred to as the **"GRANTOR LAND OWNER/ BUILDER/PROMOTER"**, (which expression unless it be repugnant to the context or meaning thereof, shall always mean and include successor-in-interest, legal representatives, executors, administrators & assigns, etc.) who is fully empowered and qualified to execute this Deed does hereby state:

FIRST: That the Grantor Landowner owns & possessed of and otherwise well and sufficiently entitled to all that piece & parcel of land bearing **Gat/survey No. 99+100/D/1** admeasuring **1 H. 18 R i.e. 11800.00 Sq. Mtrs.** of Village **Chunchale**, Tal. & Dist. **Nashik**.

That the Grantor Landowner get prepared a layout plan on the said land which is which is finally approved by the **Assistant Director, Town Planning, Nashik Municipal corporation, Nashik** vide letter **outward No./Town Planning Department/Final/B-2/30/2018 Dt. 15/02/2018** and the Collector of Nashik has been granted Non-Agricultural permission u/s. 42-B of the Maharashtra Land Revenue code, 1966 vide order No. **Masha/Kaksha/3/4/SR/Ru.K.Aa.141/2017 Dt. 21/12/2017.** As per said approved layout plan & N.A. permission, the said land is sub-divided into Plot No. 1 to 71, and amenity area numbered as Plot No. 72, colony road area numbered as Plot No. 73, electric transformer area numbered as Plot No. 74 & open space area numbered as plot No. 75, and accordingly separate 7/12 extracts of each plots were created & shown in the name of Grantor Landowner vide **M.E. No. 16086**.

SECOND: That the Grantor Landowner decided to develop the **Plot No. 30 to 71 totally admeasuring 3320.79 Sq. Mtrs.** out of **Gat/Survey No. 99+100/D/1** by constructing a Building & Row-Houses thereon, and accordingly appointed Gupta's Associated Architects Pvt. Ltd. Through Suresh Gupta, Satyanarayan Gupta, Manoj Gupta and Chitra Tibarewal (Gupta) as an Architect & Mr. Anil N. Yeola as a Structural Engineer, and by utilizing **TDR of 284.74 Sq. Mtrs.** out of **DRC No. 804 Dt. 31/01/2019** get prepared a building plan of group housing scheme on **plot No. 30 to 71** from the approved Architects & submitted it for approval to Nashik Municipal corporation, Nashik. The said building plan of group housing scheme is duly approved & sanctioned by the Executive Engineer, Town planning, Nashik Municipal Corporation vide **Commencement Certificate No. LND/BP/B-2/BP/53/2019, Dt. 26/03/2019.**

That as per approved building plan & sanction, the Grantor Landowner has commenced a group housing project on **Plot No. 30 to 71** in the name & style as **SAMARTH PARK**

Scanned with CamScanner

नसन-४

That in the said project, there is **one residential + commercial building having Wing-A & Wing-B on Plot No. 58 to 71 admeasuring 1059.17 Sq. Mtrs.** In the building of **Wing-A**, Ground Floor is having 05 Shops, 01 Flat & Parking, First, Second, Third & Fourth Floor is having 06 flats on each floor, total 25 flats in A wing and also in the building of **Wing-B**, Ground Floor is having 05 Shops, 01 Flat & Parking, First, Second, Third & Fourth Floor is having 06 flats on each floor, total 25 flats. Thus, the building constructed on Plot No. 58 to 71 consists of total 50 flats & 10 shops.

That in the said project, there is **Row-House Scheme in Type-A, Type-B & Type-C on Plot No. 30 to 57 totally admeasuring 2261.62 Sq. Mtrs.** Out of which **Type-A** Row House Scheme constructed on Plot No. 30, 36, 37, 43, 44, 50, 51 & 57 having one Row House on each plot, **Type-B** Row House Scheme constructed on Plot No. 31, 32, 33, 34, 39, 40, 41, 42, 45, 46, 47, 48, 53, 54, 55 & 56 having two Row Houses on each plot, and **Type-C** Row House Scheme constructed on **Plot No. 35, 38, 49 & 52** having one Row House on each plot, and all Row Houses having only Ground Floor.

That as per approved building plan & sanction, the Grantor Landowner completed the construction work of Type-A, Type-B & Type-C Row House Scheme on Plot No. 30 to 57 totally admeasuring 2261.62 Sq. Mtrs. according to the plan attached hereto. Accordingly, the Assistant Director of Town Planning Department, Nashik Municipal Corporation, Nashik issued a **Completion Certificate vide letter Outward No./Town Planning Department/B-1/24353/2019 Dt. 24/10/2019** in respect of said Row House Scheme.

That the **Type-A, Type-B & Type-C Row-House Scheme** is constructed on **Plot No. 30 to 57 totally admeasuring 2261.62 Sq. Mtrs.** from & out of **Gat/Survey No. 99+100/D/1,** having its **CTS No. 4545/1/1,** situated, lying and being at **Village CHUNCHALE**, Taluka & District **Nashik,** within the limits of Nashik Municipal Corporation, and within Registration District & Sub-Registration Taluka Nashik, and hereinafter for the sake of brevity, referred to as **"the said property"** which is more particularly described in the Schedule written hereunder and the condominium of Type-A, Type-B & Type-C Row Houses Scheme shall be known as **"SAMARTH PARK-3 APARTMENT"**.

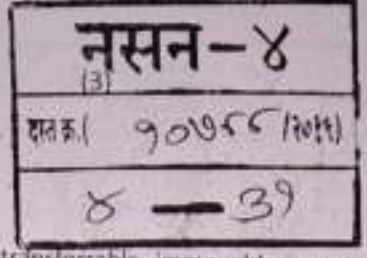
That the Residential + Commercial Building which is under construction on **Plot No. 58 to 71 admeasuring 1059.17 Sq. Mtrs.** shall be known as **"SAMARTH PARK-4 APARTMENT"**.

That the Grantor Landowner decided to execute a separate Deed of Declaration of each condominium and accordingly executed this Deed of Declaration of **"SAMARTH PARK-3 APARTMENT"** which is constructed on the said property and completion certificate received.

THIRD: That the said scheme consists of **44 Row Houses** constructed on **Ground Floor.** All for residential purposes, and capable of individual utilization on account of having their own exit to a common area and facility of the building/scheme, and the apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each

Scanned with CamScanner

नसन-४
(3)
दस्त क्र. १०७५५ (२०१९)
४ — ३१





apartment constituting a heritable and transferrable, immovable property within the meaning of any law for the time being in force in the state (hereinafter referred to as **"family unit"**), and also an undivided interest in the general and/or restricted common areas and facilities of the building, as listed hereinafter in this Deed, necessary for their adequate use and enjoyment and hereinafter 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: That the said property having total area **2261.62 Sq. Mtrs.** The said scheme constructed upon the said property shall be as per the prevalent rules of Floor Space Index (FSI).

However, in case there is any increase in the said FSI by the concerned authorities in future, then the same shall be utilized by the Association of Apartment owners only. The Association of Apartment owners have a right to utilize the increased FSI on the said scheme in accordance with the revised building plan as may be approved/sanctioned by the local authority.

With the addition of further floors over the existing structure due to increase in FSI, the Association of Apartment owners shall have to execute a supplementary Deed of Declaration thereby causing change in the voting & rights in common area, percentage of the existing apartment owners. However, such additional construction shall not cause any deduction in the actual carpet & built-up area of the existing apartments.

That in pursuance to the development of said property and to have perfect title and legal status to each independent constructed tenement/apartment, the Grantor Landowner have decided to submit the said property under a Scheme of Apartment under section 2 & 11 of the Maharashtra Apartment ownership Act, 1970, hereinafter referred to as the **"Said Act"** and under Rule 3 of the Maharashtra Apartment ownership Rules, 1972, hereinafter referred to as the **"Said Rules"**.

That the Grantor Landowner decided that the **"built-up"** area of constructed premises shall be calculated and measured as follows:-

Total Built-up area of Scheme = 1246.12 Sq. Mtrs.

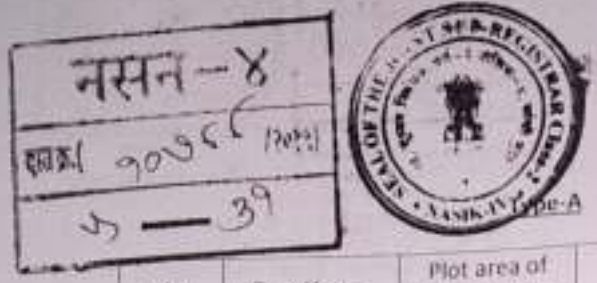
FIFTH: That this condominium shall be known as **"SAMARTH PARK-3 APARTMENT"**, consist of **44 residential Row Houses**/family units.

That each unit /apartment owner in the said scheme has voting right in the percentage as specifically written herein under in **Clause Six** of this Deed.

That the family units and common areas and facilities of the scheme will be as follows:-

1. **THE DESCRIPTION OF EACH FAMILY UNIT IS AS UNDER**: In the said scheme, there are total **44 Row Houses** of **Type-A, Type-B & Type-C** and the details of the said family units along with plot area, built-up area and percentage of ownership voting right (which is restricted to proportionate plot area of such family unit to the total plot area of respective type in which the said family unit is situated) as under:-

Scanned with CamScanner



Plot No	Row House No.	Plot area of Row House in Sq. Mtrs.	Built-up area of Row House in Sq. Mtrs.	Ownership & Voting Right in percentage
30	30	89.09	28.91	13.92%
36	36	71.34	28.91	11.15%
37	37	71.05	28.91	11.10%
43	43	89.09	28.91	13.92%
44	44	89.09	28.91	13.92%
50	50	70.76	28.91	11.06%
51	51	70.47	28.91	11.01%
57	57	89.09	28.91	13.92%
Total		**639.98**	**231.28**	**100.00**

Type-B

Plot No.	Row House No.	Plot area of Row House in Sq. Mtrs.	Built-up area of Row House in Sq. Mtrs.	Ownership & Voting Right in percentage
31	31A	45.045	28.19	3.125%
	31B	45.045	28.19	3.125%
32	32A	45.045	28.19	3.125%
	32B	45.045	28.19	3.125%
33	33A	45.045	28.19	3.125%
	33B	45.045	28.19	3.125%
34	34A	45.045	28.19	3.125%
	34B	45.045	28.19	3.125%
39	39A	45.045	28.19	3.125%
	39B	45.045	28.19	3.125%
40	40A	45.045	28.19	3.125%
	40B	45.045	28.19	3.125%
41	41A	45.045	28.19	3.125%
	41B	45.045	28.19	3.125%
42	42A	45.045	28.19	3.125%
	42B	45.045	28.19	3.125%
45	45A	45.045	28.19	3.125%
	45B	45.045	28.19	3.125%
46	46A	45.045	28.19	3.125%
	46B	45.045	28.19	3.125%
47	47A	45.045	28.19	3.125%
	47B	45.045	28.19	3.125%
48	48A	45.045	28.19	3.125%
	48B	45.045	28.19	3.125%
53	53A	45.045	28.19	3.125%
	53B	45.045	28.19	3.125%
54	54A	45.045	28.19	3.125%
	54B	45.045	28.19	3.125%
55	55A	45.045	28.19	3.125%
	55B	45.045	28.19	3.125%
56	56A	45.045	28.19	3.125%
	56B	45.045	28.19	3.125%
Total		**1441.44**	**902.08**	**100.00**

Scanned with CamScanner

बसन-४
सन्न. १०७९ (२०१९)
४ — ३९

In the said Type-B scheme, there are two Row Houses on each plot and [illegible] side Row House numbered as 'A' & northern side numbered as Row House No. 'B' by giving them same plot number, on which they are constructed.

Type-C

Plot No	Row House No.	Plot area of Row House in Sq. Mtrs.	Built-up area of Row House in Sq. Mtrs.	Ownership & Voting Right in percentage
35	35	45.05	28.19	25.00%
38	38	45.05	28.19	25.00%
49	49	45.05	28.19	25.00%
52	52	45.05	28.19	25.00%
Total		**180.20**	**112.76**	**100.00**

All the family unit holders has/have a right to use front side, back side marginal space & Top terrace, and also right to use, utilize, enjoy common areas & facilities of the said scheme as specifically shown in building plan attached to this Deed and all the family units are bounded as per approved building plan.

2. **A) COMMON AREAS AND FACILITIES:**

a) All that piece and parcel of the said property as described in the Schedule written hereinafter.

b) Septic Tank is provided on the side marginal space, that area is always kept open for the egress and ingress, all family unit/apartment owners have no any right to dump or store any article in the said area or erect any temporary or permanent structure in that area. That area is always to be kept open for the upkeep and maintenance of the septic tank.

c) Plumbing network throughout the building.

d) Electric wiring network throughout the building.

e) The foundations and main walls, columns, girders, beams of the scheme as described in the plans which form part of this Deed as Exhibit-B hereof.

f) There is a passage for egress and ingress to each Row House. The said passage shall be utilized by the said unit holders individually.

B) RESTRICTED COMMON AREAS AND FACILITIES:

i) The roof/top terrace, back side & front side marginal space, as well as adjoining marginal space adjacent to the family unit (where there is one unit on single plot), shall be the property of the owner/holder of respective family unit/Row House. Where the septic tank is provided, the respective Row House owner will have to permit for the maintenance of the septic tank and drainage pipeline, which is underground near the said Row House. The said Row House owner or his/her/their nominees will not raise any objection and will have to cooperate for the same.

ii) On Ground Floor, front side marginal area in front of each Row House/apartment shall be used by the said respective Row House/apartment owners for parking of vehicles, but they have no any right to construct any temporary or permanent structure on the

Scanned with CamScanner

नसन-४
दस्त क्र. १०७८८ /२०२१
७ ३१



said area. And the other family [illegible] owners have not any right on the said area & they will not raise any objection for the same.

iii) The Row House/apartment shall be used only for legal, moral purpose & not for any immoral, illegal, unlawful purpose & not cause nuisance to the public in general.

SIXTH:

a) That the rights, title and interest of each owner of a family units in the general common areas and facilities as listed hereinabove 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 purposes in the meeting of the Association of Apartment owners of "SAMARTH PARK-3 APARTMENT" Condominium is based on the proportionate plot area of such family units to the total plot area of all family units of respective Row House Type scheme, s mentioned in sub-clause (1) of Clause-Fifth.

b) That the right, title and interest of each owner of a family unit in the general common area and facilities and their proportionate share in the profits and common expenses in the said restricted common areas and facilities, as well as the proportionate representation of meeting of the Association of Apartment Owners of the "SAMARTH PARK-3 APARTMENT" condominium is based on the proportionate plot area of such family unit to the total plot area of all family units of respective Row House Type Scheme as mentioned hereinabove.

c) The proportionate representation for voting purposes provided in (a) and (b) hereof may be limited in accordance with the provisions of the bye-laws.

d) Apartment/apartments and the percentage of undivided interest in the common areas and facilities appertaining to the apartment/each apartment are not encumbered in any manner whatsoever on the date of this Deed of Declaration.

SEVENTH:

That the Administration of "SAMARTH PARK-3 APARTMENT" condominium consisting as aforesaid of the building and parcel of land described in Paragraph Second and Fifth of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws which are made a part of this Deed and are attached hereto as Exhibit-A.

EIGHTH:

That as appears above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment ownership Act, 1970 so that the all family units of may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common area and facility of the building, each family unit owner having an exclusive and particular right, title and interest over his/her/their respective family unit and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

Scanned with CamScanner