

गावाचे नाव : मखमलाबाद - 2

1) विलेखना प्रकार	घोषणापत्र
2) मोबदला	0
3) आज्ञाभाव (भाडेपट्ट्याच्या बाबत नसल्यास) आकारणी देतो की पट्टेदार ते समुद्र करणे)	1
4) भू-मापन, पांढरित्वा व वक्रमांक (असल्यास)	1) गालिकेचे नाव: नाशिक ज.म.पा. इतर वर्णन : इतर माहिती: पीजे - मखमलाबाद - 2 येथील सर्व्हे क्र 45 / 1 / 4/1 यातील प्लॉट नं 4 / 5 याची एकूण क्षेत्र 1177.30 चौ. मी. व यावरील इमारतीस नाई अरविंद अष्टमेत या नावाने घेतलेले कागद (Survey Number : 45 / 1 / B / 1 : Plot Number : 4 / 5 ;)
5) क्षेत्रफळ	1) 1177.30 चौ.मीटर
6) आकारणी किंवा जुदी देण्यात असलेले नक्शा	
7) दस्तऐवज करून देणा-या/सिद्ध ठरणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव:- 1. तापोबंदी करणारे 2. अरविंद मेनू उर्फ मेनू फुलपगारे 3. प्रकाश अरविंद फुलपगारे 4. पंडित अरविंद फुलपगारे 5. पंडित अरविंद फुलपगारे यांचे पि.बर्ना व ज.म.पा. मखमलाबाद येथील बिल्डर्स अँड डेव्हलपर्स को-ऑपरेटिव्ह सोसायटीचे प्राचीन प्रदीपलाल सुभाषराव बुरड वग. 50: पत्ता:- प्लॉट नं. - 422009 येथे नाव:-, रोड नं. - इंदिरा नगर नाशिक, महाराष्ट्र, नाशिक, पिन कोड:- 422009 येथे
8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	
9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2021
10) दस्त नोंदणी केलेचा दिनांक	14/06/2021
11) अनुक्रमांक खंड व पृष्ठ	4500/2021
12) अज्ञात भागाप्रमाण शुल्क शुल्क	100
13) अज्ञात भागाप्रमाण नोंदणी शुल्क	100
14) वेग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजात आवश्यक नाही कारण या संपत्तीने दस्तऐवजात आवश्यक नाही

शुल्क शुल्क आकारनाचा निवडलेला अनुच्छेद:-

Affidavit

नोंदणी अंतर्धी प्रथम
सुधी क. H. भा
अरसल वर हुकुमनामा

सह. मुख्य लिपिक वर्ग-२.
नाशिक-१



1	Anand Builders and Developers	eChallan	02300042021061460601	MH002171823202122E	100.00	SD	0001047194202122	14/06/2021
2		DHC		1406202101792	1140	RF	1406202101792D	14/06/2021
3	Anand Builders and Developers	eChallan		MH002171823202122E	100	RF	0001047194202122	14/06/2021

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

(4500)

पावती

Original/Duplicate

Monday, June 14, 2021

नोंदणी क्र. 39M

49 PM

Regn.: 39M

नोंदणी क्र. 5910 दिनांक 14/06/2021

नोंदणी नाव: मखमलाबाद - 2

नोंदणीवजाचा अनुक्रमांक: नसन1-4500-2021

नोंदणीवजाचा प्रकार: घोषणापत्र

नोंदणी करणाऱ्याचे नाव: 1. तापाबाई अरविंद फुलपगारे 2. अरविंद गेनू उर्फ सेनू फुलपगारे 3. प्रकाश अरविंद फुलपगारे
4. पंडित अरविंद फुलपगारे 5. संतोष अरविंद फुलपगारे यांचे वि.कर्ता व ज.मु. म्हणून व स्वतःकरिता 6. आनंद बिन्डर्स
वॅड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार प्रदीपलाल गुभाषलाल बुरड

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 1240.00

नोंदणी शुल्क दस्त, यंत्रनेतृ प्रिंट, मशीन-२ अंदाजे

२:08 PM ह्या वेळेस मिळेल.

Sub Registrar Nashik

नोंदणी शुल्क: रु. 1/-

नोंदणी शुल्क: रु. 0/-

नोंदणी शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC शुल्क: रु. 1140/-

नोंदणी/घनादेश/प ऑर्डर क्रमांक: 1406202101792 दिनांक: 14/06/2021

नोंदणी नाव व पत्ता:

2) देयकाचा प्रकार: eChallan शुल्क: रु. 100/-

नोंदणी/घनादेश/प ऑर्डर क्रमांक: MH002171823202122E दिनांक: 14/06/2021

नोंदणी नाव व पत्ता:

सह. दुरयाम निबंधक वर्ग-२
नाशिक-३

Received Original Document

Date:- 15 JUN 2021

6/14/2021



CHALLAN
MTR Form Number-6



TRN MH002171823202122E		BARCODE		Date 14/06/2021 10:52:04		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)			
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1				Full Name		Anand Builders and Developers	
Location NASHIK				Flat/Block No.		Makhmalabad S.No.45/1/B/1 Plot No.4/5	
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			100.00		SAI ARVIND APARTMENT		
0030063301 Registration Fee			100.00		Area/Locality		
					Town/City/District		
					PIN		
					4 2 2 0 0 3		
					Remarks (If Any)		
					Second Party Name-Sai Arvind Apartment		
Total			200.00		Amount In Words		Two Hundred Rupees Only
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				02300042021081460601		002241040	
Cheque/DD No.				Bank Date		RBI Date	
				14/06/2021 10:52:53		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9000000000

सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करवायाख्या दस्ताखती लागू आहे. नोदणी न करवायाख्या दस्ताखती सदर चलन लागू नाही.

नसल-१	
अ.स. (४५०० / २०२१)	
१ - ५६	

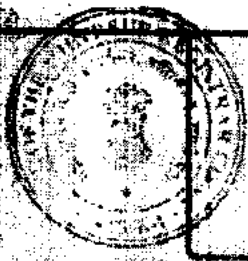


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1406202101792	Date 14/06/2021
Received from ANAND BUILDERS, Mobile number 9111111111, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Nashik 1 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 14/06/2021
Bank CIN 10004152021061401535	REF No. 002204882
This is computer generated receipt, hence no signature is required.	

नस-१
रकम ४५००/- (रुपये)
✓ ५६



नसिन-१	
ह.सं.	(01)
१५००	अम
३	— ५६



SAI ARVIND APARTMENT DECLARATION UNDER APARTMENT OWNERSHIP ACT - FORM-A

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT made & executed at
Nashik on this 14th day of June in the Christian Year 2021....

1. Mrs. Tapabai Arvind Fulpagare
Age: 74 yrs.,
2. Mr. Arvind Genu alias Sonu Fulpagare
Age: 75 yrs.,
3. Mr. Prakash Arvind Fulpagare
Age: 52 yrs.,
4. Mr. Pankit Arvind Fulpagare
Age: 49 yrs.,
5. Mr. Santosh Arvind Fulpagare
Age: 46 yrs.,
6. Anand Builders and Developers,
a partnership firm
PAN ABNFA 5797 N
through its partner,
Mr. Pradip Subhash Chandra
Age: 48 yrs., Occ. Business
R/o. 10, Guru Naman Apartment,
Near Jogging Track, Indira Nagar, Nashik - 422009.
No. 06 for himself as Developer of land
and General Power of Attorney Holder &
Developers of No. 1 to 5.

Hereinafter referred as "Builders/Grantors/Developers/
Owners/Promoters" (which expression shall unless repugnant to
the context or meaning thereof shall mean & include its part-
ners, their legal heirs, official assignees, representatives admin-
istrators 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:

102	102
2400	102
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FIRST: THAT the "Grantor No.1 & 2" are seized and possessed of and sufficiently entitled to the Non-agricultural tenure lying and being at Village - Makhamalabad -2, Tal. & Dist. Nashik and with in the jurisdiction of Sub-Registrar of Nashik, bearing Plot No.4/5, total area adm. 1177.30 sq.mtrs out of Survey No.45/1/B/1.

THAT the "Grantor No.1 & 2" are seized and possessed of and sufficiently entitled to the Non-agricultural tenure lying and being at Village - Makhamalabad -2, within the limits of the Nashik Municipal Corporation and within the jurisdiction of Sub-Registrar of Nashik situated in the locality known as bearing S.No. 45/1/B/1, Plot No.4/5, total area admeasuring 1177.30 sq.mtrs., bounded as follows:

On or towards EAST	:	Plot No.06.
On or towards WEST	:	Open Space.
On or towards SOUTH	:	Survey No.45 Part.
On or towards NORTH	:	12 Mtrs. Colony Road.

SECOND: WHEREAS Grantor No.1 & 2 possessed and otherwise well and sufficiently entitled to Plot No.4/5, area adm. 1177.30 sq.mtrs, Survey Number-45/1/B/1, at Village Makhamalabad -2, Tal. & Dist.Nashik.

ANDWHEREAS The said Grantor No.3 to 5 are the legal heirs of Grantor No.1 & 2, said Grantor No.1 to 5 jointly entrusted into the Development Agreement with Grantor No.6 and granted development rights of above said properties and accordingly registered the documents of Development Agreement and General Power of Attorney are registered at the office of Sub Registrar Nashik at sr. no.2560 & 2561 respectively on dtd.12/04/2019.

ANDWHEREAS On the virtue of said Development Agreement, Supplementary Development Agreement and General

103	1-3
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Power of Attorney. Grantor No.06 acquired the rights to develop the above said land.

That the Grantors have constructed a building on said Plot No.4/5, area adm. 1177.30 sq.mtrs, Survey No. 45/1/B/1, at Village Makhamalabad -2 Tal. & Dist.Nashik known as SAI ARVIND APARTMENT according to the plan attached hereto as Exhibit A which are approved by the Nashik Municipal Corporation under Commencement Certificate No.LND/BP/Makhamalabad/DCR/1145/2019, Dtd.31/05/2019. And construction of the said building is completed and Completion Certificate is received from Nashik Municipal Corporation vide letter No.LND/DC/Makhamalabad/DCR/0154/2021, Dtd.04/06/2021. The postal address of the building is as follows:

SAI ARVIND APARTMENT

Plot No.4/5, Survey No. 45/1/B/1,
at Village Makhamalabad -2
Tal. & Dist.Nashik -422002

THIRD: THAT the as per sanctioned building plan said building consist Upper Basement + Ground + First Floor+ Second Floor+ Third Floor+ Fourth Floor. They are: according to the plan attached hereto as Exhibit A. The Upper Basement Floor consists Parking of the building. Ground Floor consists 09 Shops & Parking, 10 Flats on each First to Fourth Floor. The Shops on Ground Floor will be used for commercial purposes and First to Fourth floors will be used for residential purposes.

The said SAI ARVIND APARTMENT consists 09 commercial shop units & 40 residential units in the in the building. 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 access 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 prop-

04)	तृतीया-१
२२३/	५५०० (१०२१)
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erty right thereto and each apartment constituting a heritable and transferable immovable 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 is 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 SAI ARVIND APARTMENT CONDOMINIUM constructed upon the said property as per the rule of Floor Space Index (F.S.I.) . However in case there is any increase in the said F.S.I. and clause of any bye-laws by the concerned authorities in the future, the same shall be utilized exclusively by the SAI ARVIND APARTMENT.

AND WHEREAS, the Grantor has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra Real Estate Regulatory Authority No. P51600 022144.

THAT the aforesaid building consists of a units according to the plan attached hereto as Exhibit "B". The apartment consisting in heritable and transferable immovable property within the meaning of any law for the time being in force in of total apartments area of the building is 1993.80 sq.mtrs. (Carpet as per R.E.R.A. Act) and except said carpet area and not usable area of each apartment mentioned hereinbelow, the remaining area will constitute general and/or restricted areas common areas & facilities.

POS	8400 / 1000
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FIFTH: THAT the condominium shall be known as the SAI ARVIND APARTMENT CONDOMINIUM and that the units and common areas and facilities of the building will be as follows:

DETAILS OF UNITS

The SAI ARVIND APARTMENT consists of 09 commercial shop units & 40 residential flat units. The details are as follows:

SAI ARVIND APARTMENT

A) On the Ground

SHOP NO.1 (COMMERCIAL UNITS)

[Unsold -i.e. Property of Grantor No.1 & 2 (Tapabai Arvind Fulpagare & Arvind Genu Fulpagare)]

It is a Commercial Unit having Carpet area adm. 18.12 sq.mtrs. Its boundaries are as per sanctioned building plan.

SHOP NO.2 (COMMERCIAL UNITS)

[Unsold -i.e. Property of Grantor No.1 & 2 (Tapabai Arvind Fulpagare & Arvind Genu Fulpagare)]

It is a Commercial Unit having Carpet area adm. 18.12 sq.mtrs. Its boundaries are as per sanctioned building plan.

SHOP NO.3 (COMMERCIAL UNITS)

[Unsold -i.e. Property of Grantor No.1 & 2 (Tapabai Arvind Fulpagare & Arvind Genu Fulpagare)]

It is a Commercial Unit having Carpet area adm. 18.12 sq.mtrs. Its boundaries are as per sanctioned building plan.

SHOP NO.4 (COMMERCIAL UNITS)

[Unsold -i.e. Property of Grantor No.6 (Anand Builders & Developers, a Partnership Firm)]

It is a Commercial Unit having Carpet area adm. 18.12 sq.mtrs. Its boundaries are as per sanctioned building plan.