

340/3430

Friday, April 09, 2021

12:54 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4309 दिनांक: 09/04/2021

गावाचे नाव: गगापुर

दस्तऐवजाचा अनुक्रमांक: नसन3-3430-2021

दस्तऐवजाचा प्रकार : डिक्लरेशन

सादर करणाऱ्याचे नाव: मेसर्स भाग्यलक्ष्मी बिल्डर्स अँड डेव्हलपर्स करीता भागीदार 1.श्री.श्रीकांत प्रकाश मंडाले

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 1220.00

Joint Sub Registrar Nashik3

४

सह. मुख्य निबंधक नवी-३

नाशिक-३

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0704202106963 दिनांक: 09/04/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000249087202122E दिनांक: 09/04/2021

बँकेचे नाव व पत्ता:

(Signature)
मुख्य दस्त परत केला
व सही घेतली.

4/9/2021

(14)शरा

09/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 3430/2021

नोंदणी :

Regn:63m

गावाचे नाव : गंगापूर

(1) विलेखाचा प्रकार	डिक्लरेशन
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३



(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मोजे गंगापूर येथील सर्व्हे नंबर 61/1अ/1+61/1ब/1 (यांसी नविन सर्व्हे नंबर 61/1अ/1/61/1ब/1/प्लॉट/3 4 5) यांसी प्लॉट नंबर 3+4+5 यांसी एकूण क्षेत्र 916.63 चौ.मी. यांसी आकार रुपये 934.96 पैमे या प्लॉट मिळकतीवरील भाग्यलक्ष्मी आस्था अपार्टमेंट या एकूण मिळकतीचे घोषणापत्र, 6 दुकान/गाळे, अे विंग मध्ये 12 रहिवासी फ्लॅट आणि वी विंग मध्ये 22 रहिवासी फ्लॅट युनिट. ((Survey Number : 61/1अ/1/61/1ब/1/प्लॉट/3 4 5 ; Plot Number : 3+4+5 ;))

(5) क्षेत्रफळ

1) 916.63 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 असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मेसर्स भाग्यलक्ष्मी विल्डर्स अँड डेव्हलपर्स करीता भागीदार 1. श्री. श्रीकांत प्रकाश मंडाले वय:- 35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नंबर 22, श्रीकृष्ण निवास, नवश्या गणपती मंदिर जवळ, गंगापूर रोड, आनंदवल्ली, नाशिक., महाराष्ट्र, नाशिक. पिन कोड:- 422013 पॅन नं:- AALFB2189G

2): नाव:- मेसर्स भाग्यलक्ष्मी विल्डर्स अँड डेव्हलपर्स करीता भागीदार 2. श्री. योगराज प्रकाश मंडाले वय:- 37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नंबर 22, श्रीकृष्ण निवास, नवश्या गणपती मंदिर जवळ, गंगापूर रोड, आनंदवल्ली, नाशिक., महाराष्ट्र, नाशिक. पिन कोड:- 422013 पॅन नं:- AALFB2189G

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

(9) दस्तऐवज करून दिल्याचा दिनांक	07/04/2021
(10) दस्त नोंदणी केल्याचा दिनांक	09/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	3430/2021
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

सुची क्र. II
नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अस्सल बरहुकुम नयकल
सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit





CHALLAN
MTR Form Number-6



GRN	MH000249087202122E	BARCODE			Date	07/04/2021-12:56:01	Form ID	25.1
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Registration Fee					
Office Name			NSK3_NASHIK 3 JOINT SUB REGISTRAR					
Location			NASHIK					
Year			2021-2022 One Time					
Flat/Block No.			S.NO.61/1A/1/61/1B/1/PLOT/3					
Premises/Building			5,BHAGYALAXMI					
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			100.00					
0030063301 Registration Fee			100.00					
Road/Street			AASTHA APT.,GANGAPUR,NASHIK.					
Area/Locality			GANGAPUR					
Town/City/District								
PIN			4 2 2 2 2 2					
Remarks (If Any)			SecondPartyName=NOT APPLICABLE-					
Amount In			Two Hundred Rupees Only					
Words								
Total			200.00					
Payment Details			IDBI BANK					
FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN Ref. No. 69103332021040713350 2673619000					
Cheque/DD No.			Bank Date RBI Date 07/04/2021-12:56:53 Not Verified with RBI					
Name of Bank			Bank-Branch IDBI BANK					
Name of Branch			Scroll No. , Date Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0704202106963
Date	07/04/2021
Received from SELF, Mobile number 9000000000, an amount of Rs.1120/-, 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.	
Page 1/1	
Payment Details	
Bank Name	IBKL
Date	07/04/2021
Bank CIN	10004152021040704410
REF No.	2681052766
This is computer generated receipt, hence no signature is required.	

नसम-३
दस्तावेज नं. (3830 / 2021)
२ - ५६



**DECLARATION : BHAGYALAXMI AASTHA
[GANGAPUR]**

STAMP RS. 100/-

REGISTRATION FEE RS. 100/-

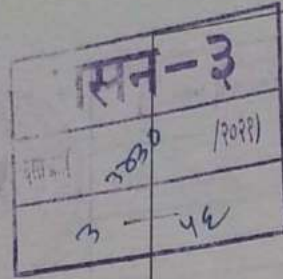
SHREE

DECLARATION OF APARTMENT

DECLARATION UNDER APARTMENT OWNERSHIP ACT

FORM - A

**This Declaration of Apartment made and executed on this 07
th day of April in the year Two Thousand Twenty One at Nashik.**



2

BY

M/s. BHAGYALAXMI BUILDERS AND DEVELOPERS

Registered Partnership Firm

PAN NO. AALFB 2189 G

THROUGH PARTNERS

1] **SHRI. SHRIKANT PRAKASH MANDALE**

Age : 35 years, Occupation : Business

PAN NO. BEYPM 9029 Q

2] **SHRI. YOGRAJ PRAKASH MANDALE**

Age : 37 years, Occupation : Business

PAN NO. ANFPM 4779 Q

Both R/o. Plot No. 22, Shrikrushna Niwas,
Near Navshya Ganpati Mandir, Behind Union Bank,
Anandwalli, Gangapur Road, NASHIK - 422 013

Hereinafter referred to as **THE GRANTORS** for sake of brevity, who are fully empowered and qualified to execute this declaration. [which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, legal representatives, executors, administrators]

WHEREAS :-

- 1] The Grantors are the owners and possesses and otherwise well sufficiently entitled to all that piece and parcel of the Plot No. 3 + 4 + 5 [Three Plots] i. e. 03 adjoining Plot Properties from and out of S. No. 61 / 1 A / 1 + 61 / 1 B / 1 [i. e. New No. 61 / 1 A / 1 / 61 / 1 B / 1 / Plot / 3 4 5 situated at GANGAPUR, Tal & Dist : Nashik, within the limits of Nashik Municipal Corporation, more particularly described in Schedule written here under and hereinafter referred to as the said plot property.

The said plot property is self acquired property of the Grantors and as such they were competent to develop or dispose the same in any manner whatsoever. That the said plots purchased by **THE GRANTORS** by Registered Sale Deeds dated : 01/ 01/ 2019 which are Registered in the office of Joint Sub-Registrar, Class II, Nashik - 3 Nashik at Sr. No. NSN-3 / 00023 / 2019 dated : 01/ 01 / 2019 [For Plot No. 3], NSN-3/ 00025 / 2019 [For Plot No. 4] on 01 / 01 / 2019 & NSN-3/ 00024 / 2019 [For Plot No. 5] On 01 / 01 / 2019 respectively. In view of the said Registered Sale Deed name of **GRANTORS** i. e. M/s. Bhagyalaxmi Builders & Developers, Partnership Firm mutated in the Record of Rights & 7/12 extract of the said plots property by effecting M. E. No. 18379 dated : 05 / 01 / 2019 [For Plot No. 3], 18380 dated : 05/ 01/ 2019 [For Plot No. 4] & 18381 dated : 05 / 01 / 2019 [For

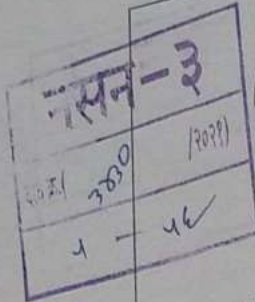
नसम-३	
दात क्र. (3)	3830 / 2021
४	५६



Plot No. 5 | as a owners said plots are amalgamated as plot No. 3 4 5 as per M. E. No. 18870 dated : 29 / 08 / 2019.

That the business of the Grantors i.e M/s. Bhagyalaxmi Builders & Developers , Partnership Firm is land Developer and Builder. They have purchased said plots for develop & to construct building thereon.

- 2] Then there after as per the rights acquired by the Grantor as a owner with respect to the said plot property has authorized to construct the building on the said property by utilizing the available F.S.I. AND Permissible TDR. And they have authorized to execute Agreements / Sale Deed , Declaration of Apartment, Deed of Apartments and other related documents in favour of prospective purchasers of constructed units from & out of the building which is constructed on the said property. Hence Grantors have rights to executing this Declaration & Deeds as a Owners & Developer of the said property.
- 3] That the Grantors have constructed a Building thereon known as **BHAGYALAXMI AASTHA APARTMENT** [hereinafter referred to as the said Building] in the said property as per the building plan annexed to this indenture which is duly approved by the Nashik Municipal Corporation as per Commencement Certificate NO. LND / BP / B - 1 / 98 / 2019 dated : 24 / 10 / 2019. That the Grantors have utilized permissible TDR as per Town Planning Rules in the said building. They have purchased 589 . 67 sq. mtrs. TDR from DRC No. 851 M dated : 14 / 10 / 2019 by Registered Sale Deed SR. No. NSN - 5 / 08682 / 2019 dated : 15 / 10 / 2019. & They have purchased 5 . 38 sq. mtrs. TDR from DRC No. 851 F dated : 14 / 10 / 2019 by Registered Sale Deed SR. No. NSN - 5 / 08684 / 2019 dated : 15 / 10 / 2019. It is clearly noted at clause No. 39 in the Commencement Certificate. AND THE Grantors have completed the construction of the said building and said building is ready for occupation. And Building Completion / Occupation Certificate to that effect issued by Nashik Municipal Corporation **Vide Certificate No : जावक क्र. / ननिवि/ बी - १/२७५१९/ २०२१** dated : 12 / 02 / 2021 respectively.
- 4] That the said building consists with Two Wings i.e. A Wing & B Wing **Ground plus Four Floors Consisting 06 [Six] Commercial Shop Units on Ground Floor & 34 [Thirty Four] Residential apartments [Flats] on First to Fourth Floor, with covered car parking & Two Wheeler parking on the rest of Ground Floor** & entire Ground Floor is utilized for common parking all capable of individual utilization on account of having their own exit to a common area and facility



4

of the said building and the apartment will be sold to One or more owners each owners obtaining particulars and exclusive property rights there to and each apartment consisting a heritable and transferable immovable property within the meaning of any law for the time being in force in the state [Hereinafter refer to as the Family Unit] and also an undivided interest in the General and / or restricted common areas and facilities all of the above are in accordance with the Maharashtra Apartment Ownership Act.1970.

- 5] That the aforesaid building has a total saleable Carpet area admeasuring 1661 . 5 Sq. Mtrs. Carpet area is excluded Parking Space on Ground Floor, terrace, passage, stair case and general and or restricted and common area and facilities.

- 6] That the Condominium shall be known as **BHAGYALAXMI AASTHA APARTMENT** and that the family unit and common area and facilities of the building will be as follows :-

A] Family Units :-

The Building is consisting with Two Wings i.e. A Wing & B Wing with on Ground Floor 06 [Six] Commercial Shop Units & First, Second, Third & Fourth Floor with 34 [Fifty Six] Residential Flat Units & entire Ground Floor is utilized for common parking & said building consisting with 06 Shops & 12 Flats in A Wing & 22 Flats in B Wing. The measurements of the family units excludes all the outside walls and brick partitions including bearing walls. The principal structure of this building is R.C.C. type frame work, brick walls, wooden doors, flush doors and such other material as per the consent of all the Apartment Owners.

- B] The proportionate share in the common areas and facilities of each of the Apartments is as per the plan. Each family units is equipped with water connections and electrical wiring. The family units are described below.

The measures of a family units include all the outside walls and one half of the block partition but excluding bearing walls.

Each family unit is an Apartment having an area and shape as specifically shown IN PLAN to the declaration. The boundaries of each family unit are as per the said plan thereof hereto annexed as Exhibit A its