

DHC Cash

104/1823

पावती

Original/Duplicate

Monday, March 02, 2020

नोंदणी क्रं. :39म

10:53 AM

Regn.:39M

पावती क्रं.: 3375 दिनांक: 02/03/2020

गावाचे नाव: दसक

दस्तऐवजाचा अनुक्रमांक: नसन1-1823-2020

दस्तऐवजाचा प्रकार : डिक्लरेशन

सादर करणाऱ्याचे नाव: श्री विनोद साळूबा आवरी यांचे तर्फे जनरल मुखत्यार म्हणून एम के रियालिटीज श्री अविनाश ओमप्रकाश यादव

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 1000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:13 AM ह्या वेळेस मिळेल.

Sub Registrar Nashik1

बाजार मूल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012693597201920E दिनांक: 02/03/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

Received Original Document

Date:-

2 MAR 2020

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क्र. १८२३ / २०२०
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CHALLAN
MTR Form Number-6



GRN MH012693597201920E BARCODE Date 28/02/2020-14:01:28 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)	AGNPY6724G
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1	Full Name	M K REALITIES THROUGH PROPRIETOR MR
Location	NASHIK		AVINASH OMPRAKASH YADAV
Year	2019-2020 One Time	Flat/Block No.	SURVEY NO 48(2) 3 PLOT NO 7 AREA 418.75
		Premises/Building	5Q MTRS

Account Head Details	Amount in Rs.		
0030046401 Stamp Duty	100.00	Road/Street	ARYA APATMENT
0030063301 Registration Fee	100.00	Area/Locality	DASAK NASHIK
		Town/City/District	
		PIN	4 2 2 1 0 1
		Remarks (If Any)	
		SecondPartyName=M K REALITIES-	
		Amount in Words	Two Hundred Rupees Only
Total	200.00		



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	00040572020022840665 IKDAMFWJVC
Cheque/DD No.		Bank Date	28/02/2020-02:01:48
Name of Bank		RBI Date	Not Verified with RBI
Name of Branch		Bank-Branch	STATE BANK OF INDIA
		Serial No. , Date	60 , 29/02/2020

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
खट्टर चलन केवल दफ्तर में नोंदणी केवल दस्तावेज बनाने के लिए है। नोंदणी न करवाये दस्तावेज खट्टर चलन नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	IS-104-1823	0006559580201920	02/03/2020-10:53:20	ISR211	100.00

GRN : MH012693597201920E Amount : 200.00

Bank : STATE BANK OF INDIA

Date : 28/02/2020-14:01:28

2	(IS)-104-1823	0006559680201920	02/03/2020-10:53:20	IGR311	100.00
Total Debit Amount					200.00

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२ - ०९



सह. मुख्य निबंधक वर्ग-२.
नाशिक-१



CHALLAN
MTR Form Number-6



RN	MM012693597201920E	BARCODE			Date	28/02/2020-14:01:28	Form ID	25.1
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			NSK1_HQR SUB REGISTRAR NASHIK 1					
Location			NASHIK					
Year			2019-2020 One Time					
			Payer Details					
			TAX ID / TAN (If Any)					
			PAN No.(If Applicable)		AGNRY8724G			
			Full Name		M K REALITIES THROUGH PROPRIETOR MR AVINASH CMPRAKASH YADAV			
			Flat/Block No.		SURVEY NO 48(2) 3 PLOT NO 7 AREA 418.75			
			Premises/Building		SQ MTRS			
Account Head Details			Amount In Rs.					
1030045401 Stamp Duty			100.00		Road/Street			
1030053301 Registration Fee			100.00		Area/Locality			
					Town/City/District			
					PIN			
					4 2 2 1 0 1			
					Remarks (If Any)			
					नसिन-१ दस्तावेज १८२३/२०२० ३ - ४५			
					STATE OF THE JOINT SUB-REGISTRAR NASHIK			
					Amount In			
					Two Hundred Rupees Only			
Total			200.00		Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		00040572020022840655	
Cheque/DD No.			Bank Date		RBI Date		28/02/2020-14:24:01	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		Not Verified with RBI	
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.

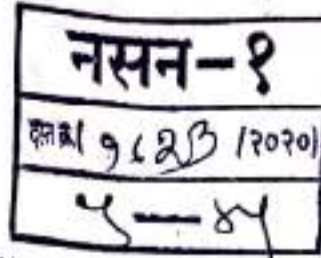
Mobile No. :

0000000000

सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करण्याच्या दस्त्यासाठी सदर चालन लागू नाही.

नसन-१
दिनांक १८/०५/२०२०
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Stamp Rs. 100/-

Registration Fees Rs. 100/-

SHREE

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 2nd day of March in the Christian year Two Thousand Twenty.

BETWEEN

Shri. Vinod Saluba Awari

Age- 47, Occu. Agriculturist,

Pan No. ARXPA2463K

R/o. Sakur, Tal. Igatpuri, Dist. Nashik

through his General Power of Attorney Holder

M. K. REALITIES

Through its Proprietor

Shri. Avinash Omprakash Yadav,

Age-25, Occu. Business,

Pan No. AGNPY6724G

R/o. Flat No. 3, Rajlaxmi Society,

Near Durga Mandir, Jail road,

Nashik Road, Nashik-422101

Hereinafter referred to as **GRANTOR-OWNER** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators, assigns etc.) **OF THE ONE PART.**

AND

M. K. REALITIES, Through its Proprietor

Shri. Avinash Omprakash Yadav,

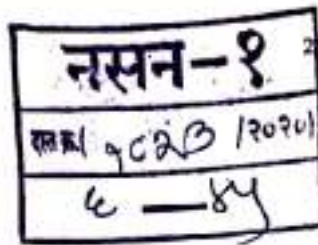
Age-25, Occu. Business,

Pan No. AGNPY6724G

R/o. Flat No. 3, Rajlaxmi Society,

Near Durga Mandir, Jail road,

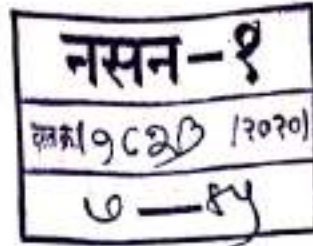
Nashik Road, Nashik-422101



Hereinafter referred to as **GRANTOR-DEVELOPER** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, partners, assigns etc.) **OF THE SECOND PART.**

1) WHEREAS The Grantor owns and possesses and otherwise well and sufficiently entitled to all that piece and parcel of the N.A. plot bearing Plot No. 7 area admeasuring 418.75 Sq. Mtrs. out of Survey No. 48/3 (Old Survey No. 48/(2) 3) situated at village Dasak, Tal. & Dist. Nashik. The above said property more particularly described in the Schedule written hereunder and hereinafter referred to as the **"SAID PROPERTY"**. The said property purchased by Grantor from Shri. Rambhau Bhaguji Lokhande and others through their General Power of Attorney older M/s. Sahane Constructions through Shri. Shivaji Laxmanrao Sahane by a sale deed, which is registered in the office of Sub-Registrar, Nashik-2 at Sr. No. 2897/2003 dtd. 18/6/2003. As per the sale deed name of Grantor is recorded in the record of rights of said property.

2) AND WHEREAS in pursuance to the desire Grantor to develop the said property had entrusted all the relevant rights, authorities of development in favour of the Grantor-Developer by executing a Development Agreement and General Power of Attorney. The Development Agreement and General Power of Attorney duly authenticated and registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 4715/2017 and 4716/2017 respectively on 30/6/2017. As per the terms and conditions settled between the Grantor-owner and Grantor-Developer, the Grantor-Developer has agreed to give Flat No. 1 (as per Brochure Flat No. 103) having area 780.00 Sq. ft. i.e. 72.49 Sq. mtrs. built up on First Floor, Flat No. 5 (as per Brochure Flat No. 202) having area 835.00 Sq. ft. i.e. 77.60 Sq. Mtrs. built up on Second Floor, Flat No. 8 (as per Brochure Flat No. 302) having area 835.00 Sq. ft. i.e. 77.60 Sq. Mtrs. built up on Third Floor and Flat No. 7 (as per Brochure Flat No. 301) having area 600.00 Sq. ft. i.e. 55.76 Sq. Mtrs. built up total 283.45 Sq. Mtrs. built up area in the building known as Arya Apartment which



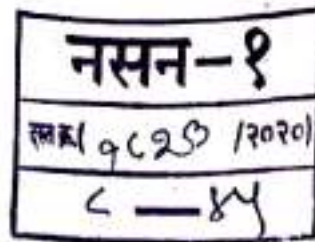
is constructed on the said Plot No. 7 to the Grantor as a consideration of said property i.e. Plot No. 7.

3] AND WHEREAS vide the aforesaid document viz. Development Agreement and General Power of Attorney the Grantor-Developer is entrusted with all valid rights, authorities and powers to cause development over the said plot property. Upon the terms, conditions and land consideration mentioned herein.

4] AND WHEREAS Grantor-Developer has prepared a Building Plan in respect of said property and same is duly approved by Executive Engineer, Town Planning, Nashik Municipal Corporation Nashik under Commencement Certificate No. LND/BP/Dasak/DCR/0107/2017 dated 2/1/2018. Accordingly the Grantor Developer commenced the construction over the said property and completed the construction as per building plan and Executive Engineer, Town Planning Department, Nashik Municipal Corporation Nashik has issued Completion Certificate by its letter Outward No. NNIVI/Nashikroad/23094/2019 dtd. 31/12/2019.

5] AND WHEREAS the FSI available is developed by the Grantor Developer for the purpose of selling in open market, which consist of 9 Residential Flats independent constructed premises and for the purpose the Grantor Developer have decided the formation of a Declaration of Apartment under the Scheme of the Maharashtra Ownership Act, 1970 (hereinafter referred to as the "Said Act") and has proposed U/s. 2 and 11 of the said Act and under Rule 3 of the Maharashtra Apartment Rules, 1972, herein after referred to as the "Said Rules".

6] AND WHEREAS the Grantor Developer constructing a building on the said property consisting of 9 Residential Flats in said buildings in accordance with the approved building plan, as aforesaid, vide commencement certificate hereinafter referred to as the "Said Plan". Hence the said property is a fit property over which an Apartment



Scheme as contemplated under the said Act and said Rules, can be declared consisting of Residential premises.

7] AND WHEREAS the said 9 Residential Flats situated on First, Second and Third floors of the Building situate in the **ARYA APARTMENT** building are capable to be treated as an "Apartment" having all amenities and facilities to be used as an "Independent individual units" with the facility of independent exit to the Common areas and facilities of the building and the said constructed units can be considered as an Apartment as contemplated under the said Act and said Rules and the ownership thereof can be transfer to one or more persons, who can be entitled to obtain a particular and exclusive property right thereto and each apartment immovable property within the meaning of any law for the time being in force in the state. (The Residential Flats shall herein after be referred to as the "Family Unit"). The said family units shall have an undivided interest in the general and/or common area of the said building as listed hereinafter in the Deed. Necessary for their adequate use and enjoyment and hereinafter referred to as the "said General and/or Common areas and facilities" in accordance with The Maharashtra Ownership Act, 1970, the said Act and said Rules.

8] AND WHEREAS the construction over the said property shall hereinafter be referred to as the "said building". The said building plan has a total built up area of 530.36 Sq. Mtrs. This area shall be the family units in of the purchasers shall constitute the units of the said building available for sale for Grantor Developer.

9] AND WHEREAS the Condominium shall be known as **ARYA APARTMENT** Condominium and the said General and common areas and facilities as well as said restricted area of the said building and said unit shall be as, said restricted area of the said building and said unit shall be as follows:-

- i) The entire building shall consist of 9 Residential Flats only.
- ii) The proportionate share in the said general and common area and facilities of each Apartment shall be available to the said

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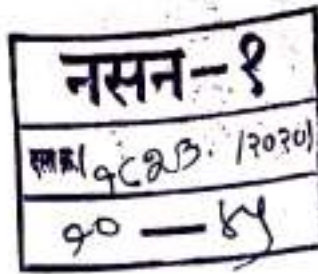
Apartment as described herein and as mentioned in the said plan attached to this Deed of Declaration as Exh. "A".

- iii) The family units are described in detail in the Schedule II written hereunder and access to it.
- iv) The measurement of the family units is based on built up area calculated by the Grantor-Developer. Built up means the net out to out measurement of walls of the family unit, wall thickness which is inclusive of balcony, cupboards, passage etc. plus proportionate area of staircase, landings, parking etc.
- v) Each unit shall have independent access to the corridor and to its respective floor and/or to the ground.
- vi) Each unit in the said ARYA APARTMENT scheme shall have area and shape, as specifically shown in the said building plan attached as Exhibit "A" to the Deed of Declaration, together with the boundaries thereof as mentioned herein above in clause "I" above.

10] GENERAL COMMON AREAS & FACILITIES :-

Following described areas and facilities shall be treated as properties of all the unit owners and each unit owner shall have his interest and right in said common areas and facilities, proportionate to this ownership percentage as described in detail, hereinafter the particular of the said common areas and facilities are under :-

- A] The underground Water tank and overhead water tank constructed on the Terrace for supply of water in common for all units in said building and drainage system thereof along with all fittings of drainage and plumbing thereof.
- B] Common plumbing network through out of the said building.
- C] The water connection from municipal Corporation main line up to the building and Borewell.
- D] The foundations and main walls columns, girders and beams and of the building as described in the said plan attached as Exh. A hereto.
- E] Parking space available in the said building.
- G] LIFT



10] **RESTRICTED AREAS AND FACILITIES :-**

The following restricted areas and facilities are provided to the exclusive use and enjoyment of the Commercial and Residential units of the ARYA APARTMENT.

- 1) And additional FSI made available to the entire said property and upon the terrace of building in future shall be the sole property of the Grantor-Developer and Grantor-Developer shall have the exclusive right to construct this additional FSI and to sell and dispose off such FSI construction to any person, firm, Institution on such terms, conditions and consideration as deemed fit by the Grantor-Developer and their family members. Residential unit holders will not obstruct the said construction of Additional F.S.I.
- 2) The Grantor-Developer has exclusive right to use and utilize the Top Terrace of the building.

12] {a} That the rights, title and interest of each owner of a unit located on each floor of the said building in respect of the premises in the said building shall be decided and calculated on the basis of following mentioned percentage of ownership. In case a decision is required to be taken in respect of any issue relating to the said building each family unit owner will have the voting right, as per the percentage of voting as mentioned hereunder.

Flat No.	Flat No. As per Brochure	Owners Name	% of Voting
1	101	Vishnu Raosaheb Kale & Radha Vishnu Kale	8.74%
2	102	Anil Suresh Avhad & Swati Anil Avhad	11.92%
3	103	Vinod Saluba Awari	11.95%
4	201	Yogesh Popat Kada & Rohini Yogesh Kadam	8.74%