पावती

Original/Duplicate

tober 19 ,2019

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5272 दिनांक: 19/10/2019

ाचे नाव: पाथर्डी

दस्तऐवजाचा अनुक्रमांक: नसन7-4787-2019

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: संस्कार डेव्हलपर्स तर्फे प्रोप्रा सौ.सुनिता लक्ष्मण गोमासे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 820.00
पृष्ठांची संख्या: 41	
एकूण:	रु. 920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:08 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

बाजार मुल्य: रु.0 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007516218201920E दिनांक: 19/10/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.860/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1810201906905 दिनांक: 19/10/2019

बँकेचे नाव व पत्ता:

Gomase. S. L.

मुळ दस्त परत

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CHALLAN

MTR Form Number-6

616218201920E	BARCODE	Date 18/10/2019-13:52:15	Form ID 25.1

Inspector General Of Registration		Payer Details	
Stamp Duty / Payment Registration Fee		TAX ID (If Any)	
		PAN No.(If Applicable)	ASIPG0788M
Office Name NSK7_NASHIK 7 JOINT SUB REGISTRAR		Full Name	SANSKAR DEVELOPERS
Location NASHIK			
Year 2019-2020 One Time		Flat/Block No.	SAMRUDDHI PLAZA-B APT
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	PATHRDI
0030063301 Registration Fee	100.00	Area/Locality	NASHIK
		Town/City/District	
		PIN	4 2 2 0 0 9
		Remarks (If Any)	SecondPartyName=NA~
Total	200.00	Amount In Words	Two Hundred Rupees Only

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SEAL OF THE JOINT SUB-REGISTRAR Class-2 NASIK-VII

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019101812645	236484338
Cheque/DD No.		Bank Date	RBI Date	18/10/2019-13:52:38	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9999999999

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1810201906905	Date	18/10/2019

Received from sanskar devalparsa tarfe propra sau.sunaita laxman goamase - -, Mobile number 9822720041, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik-5 of the District Nashik.

Print Date 18-10-2019 01:52:44

Page 1/1

Payment Details

Bank Name	IBKL	Date	18/10/2019
Bank CIN	10004152019101605761	REF No.	236483472

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

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

DECLARATION OF APARTMENT

Under the provision of the Maharashtra Apartment Ownership Act 1970

THIS DEED OF DECLARATION is made and executed at Nashik on this 19th day of the month October Christian Year 2019.

BETWEEN

Sanskar Developers through Prop.
Mrs. Sunita Laxman Gomase
Age: 42 years, Occ: Business
R/o: Flat No. 403, Sanskruti Vishva Apartment,
Wasan Nagar, Pathardi Phata, Nashik – 422009.
PAN: ASIPG 0788 M

Hereinafter referred to as the **OWNER/ BUILDER / DEVELOPER/ GRANTOR**

[Which expression, shall unless it be repugnant to the context or meaning thereof, mean and include their legal heirs, successors, executors, administrators, representatives and assigns] of the One Part.

1. WHEREAS the property mentioned in Schedule herein below i.e. **Plot No. 12 adm. 288.75 Sq. Mtrs (CTS No. 1532 area 286.00 Sq. Mtrs.) and Plot No. 38 adm. 334.44 Sq. Mtrs (CTS No. 1531 area 370.50 Sq. Mtrs.) after amalgamation it becomes Plot No. 12/38 total area 623.19 Sq. Mtrs. from and out of S. No. 298/1/298/2/A/ Plot/12/38 situated at Village Pathardi within the limits of Nashik Municipal Corporation, Tal & Dist Nashik** was owned by Owner/ Grantor/ Developer, had purchased the said plot and the Owner/ Grantor/ Developer has **used TDR 174.24 Sq. Mtrs as per New TDR Policy which is purchased from Mr. Shrenik Shashikant Surana & others 2 by Sale Deed which is registered at the Sub- Registrar Office Nashik–5 vide Sr. No. 1187/2018 dated 16/02/2018 S. No. 407/2/2 of Village Aadgaon, Nashik under Certificate No. 770 dated 01/08/2017.** The Layout Plan of the said Plot No. 12 has been approved by Nashik Municipal Corporation Nashik vide its Letter No. RP/Pathardi/N.A./217 dated 20/01/1982 and N.A.

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Permission of said plots has been granted by Collector, Nashik as per Letter No. RBD/III/ LNA/SR/649/82 dated 16/03/1982 and Plot No. 38 has been approved by Nashik Municipal Corporation Nashik vide its Letter No. LYT/RD/N.S.K./Pathardi/3059 dated 07/08/1981 and N.A. Permission of said plots has been granted by Collector, Nashik as per Letter No. RBD/Desk-III/ LNA/SR/305/81 dated 11/09/1981.

2. The Owner / developer/ Builder has constructed a building named **SAMRUDDHI PLAZA-B APARTMENT** as per the approved building plan which has been approved by Nashik Municipal Corporation, Nashik as per **Commencement Certificate No. LND/BP/ Pathardi/ DCR/ 0125/2019 dated 02/02/2019**. The construction of the said building is consisting total **24 Flats** and after the completion of the building Nashik Municipal Corporation issued **Completion Certificate vide their Letter No. NMC/ TPD/Pathardi/OC/3090/2019 dated 09/10/2019.**

3. AND WHEREAS the available total FSI for the said plot is 1:1 and the total **Carpet area 1025.36 sq. mtrs.** approximate which is consumed by the Owner / developer for the purpose of construction of **24** independent flats / apartments and for that the Grantor / Owner / Developer have decided the formation of a Declaration of Apartment under the scheme of the Maharashtra Apartment 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 hereinafter referred to as the "Said Rules".

4. AND WHEREAS the said flats are situated on Parking to Fourth Floor in **SAMRUDDHI PLAZA-B APARTMENT** are capable to be treated as an "Apartment" having all amenities and facilities to be used as an "Independent Individual Unit" with the facility of independent exit and the said constructed units can be considered as "Flat / Apartment" as contemplated under the said Act and said Rules and the ownership thereof has been transferred to on or more persons who is entitled to obtain a particular and exclusive property right thereto and each Apartment is

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immovable property within the meaning of any law for the time being in force in the State. (The residential flat / apartment shall hereinafter 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 plot 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 Apartment Ownership Act 1970, the said Act and said Rules.

5. The description of the family units of the building **SAMRUDDHI PLAZA-B APARTMENT** is an under

First Floor

Flat No. 101

Flat No. 101 admn. carpet Area **39.38 Sq. Mtrs** on **First Floor,** this unit is unsold (**Owner- Sanskar Developers through Prop. Mrs. Sunita Laxman Gomase**) and the said flat is bounded as per approved building plan annexed herewith.

Flat No. 102

Flat No. 102 admn. **carpet Area 39.93 Sq. Mtrs** on **First Floor,** owned by **MRS. SIMMY GOPAKUMAR and MR. GOPAKUMAR BALKRISHANAN** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 3202/2019 on 15/04/2019**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 103

Flat No. 103 admn. **carpet Area 40.75 Sq. Mtrs** on **First Floor,** owned by **MR. PRABHAKAR VASUDEO BARHATE and MRS. SWATI PRABHAKAR BARHATE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 3198/2019 on 15/04/2019**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 104

Flat No. 104 admn. carpet Area **38.42 Sq. Mtrs** on **First Floor,** this unit is unsold (**Owner- Sanskar Developers through Prop. Mrs. Sunita Laxman Gomase**) and the said flat is bounded as per approved building plan annexed herewith.

Flat No. 105

Flat No. 105 admn. carpet Area **59.89 Sq. Mtrs** on **First Floor,** this unit is unsold (**Owner- Sanskar Developers through Prop. Mrs. Sunita Laxman**

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Gomase) and the said flat is bounded as per approved building plan annexed herewith.

Flat No. 106

Flat No. 106 admn. **carpet Area 40.20 Sq. Mtrs** on **First Floor,** owned by **MR. SHIVAJI SANTU KHAKALE and MRS. NARMADABAI SHIVAJI KHAKALE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 3350/2019 on 22/04/2019**, the said flat is bounded as per approved building plan annexed herewith.

Second Floor

Flat No. 201

Flat No. 201 admn. **carpet Area 39.38 Sq. Mtrs** on **Second Floor,** owned by **MR. NAVNATH UTTAM KHUTE and MRS. RUPALI NAVNATH KHUTE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 6443/2019 on 29/07/2019**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 202

Flat No. 202 admn. **carpet Area 39.93 Sq. Mtrs** on **Second Floor,** owned by **MR. BALU VISHNU GAIKWAD and MRS. LATA BALU GAIKWAD** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 6249/2019 on 23/07/2019**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 203

Flat No. 203 admn. **carpet Area 40.75 Sq. Mtrs** on **Second Floor,** owned by **MR. SACHIN SITARAM SHINDE and MRS. SUSHILA SACHIN SHINDE** and Agreement Registered in the office of Sub-Registrar **Nashik-5** at **Sr. No. 3201/2019 on 15/04/2019**, the said flat is bounded as per approved building plan annexed herewith.

Flat No. 204

Flat No. 204 admn. **carpet Area 38.42 Sq. Mtrs** on **Second Floor,** this unit is unsold (**Owner- Sanskar Developers through Prop. Mrs. Sunita Laxman Gomase**) and the said flat is bounded as per approved building plan annexed herewith.

Flat No. 205

Flat No. 205 admn. **carpet Area 59.89 Sq. Mtrs** on **Second Floor,** owned by **MRS. PRAMILA HARIBHAU LONARI and MR. HARIBHAU RUPCHAND LONARI**

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