Friday,February 26 ,2021
5:42 PM

पावती

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

पावती क्र.: 955 दिनांक: 26/02/2021

गावाचे नाव: गुंजखेडा
दस्तऐवजाचा अनुक्रमांक: पलग-692-2021
दस्तऐवजाचा प्रकार : डिक्लरेशन
सादर करणाऱ्याचे नाव: सदगुरु असोसियेट तर्फे पार्टनर हनुमानदास मानिकलाल चांडक

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 620.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 31	
एकूण:	रु. 740.00

मूळ दस्त परत दिला

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:01 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक पुलगांव - २
Sub Registrar Pulgaon
पुलगांव.

बाजार मुल्य: रु.1 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2602202114120 दिनांक: 26/02/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012322534202021E दिनांक: 26/02/2021
बँकेचे नाव व पत्ता:

मूळ दस्त परत दिला

CHALLAN
MTR Form Number-6

GRN	MH012322534202021E	BARCODE		Date	26/02/2021-16:44:19	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PUL_PULGAON SUB REGISTRAR	Full Name	Sadguru Associates Thru Hanumandas M Chandak
Location	WARDHA		
Year	2020-2021 One Time	Flat/Block No.	0
Account Head Details	Amount In Rs.	Premises/Building	
0030063301	100.00	Road/Street	Pulgaon/ Gunjkheda
		Area/Locality	0
		Town/City/District	
		PIN	4 4 2 3 0 2
		Remarks (If Any)	SecondPartyName=Sadguru~CA=0~Marketval=0
Total	100.00	Amount In Words	One Hundred Rupees Only

DEFACED ₹ 100.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572021022681038	IK0AZUZWI10
Cheque/DD No.		Bank Date	RBI Date	26/02/2021-04:44:58	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		58 , 01/03/2021	

Department ID : Mobile No. : 0000000000

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 लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-268-692	00057B3823202021	26/02/2021-17:45:37	IGR410	100.00

Print Date 01-03-2021 05:06:52

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2602202114120	Receipt Date	01/03/2021

Received from Sadguru Associates Thru Hanumandas M Chandak, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 692 dated 26/02/2021 at the Sub Registrar office S.R. Pulgaon of the District Wardha.

DEFACED
₹ 640
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	26/02/2021
Bank CIN	10004152021022612093	REF No.	IGAKPJSLX7
Deface No	2602202114120D	Deface Date	26/02/2021

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

प्र ल ग
६९२/२०२१
२/३९

CHALLAN

MTR Form Number-6

GRN	MH012322534202021E	BARCODE		Date	26/02/2021-16:44:19	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PUL_PULGAON SUB REGISTRAR	Full Name	Sadguru Associates Thru Hanumandas M Chandak
Location	WARDHA		
Year	2020-2021 One Time	Flat/Block No.	0
		Premises/Building	

Account Head Details	Amount In Rs.
0030063301	100.00
Total	100.00

Road/Street	Pulgaon/ Gunjkheda
Area/Locality	0
Town/City/District	
PIN	4 4 2 3 0 2
Remarks (If Any)	SecondPartyName=Sadguru~CA=0~Marketval=0
Amount In Words	One Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021022681038	IKOAZUZWT0
Cheque/DD No.		Bank Date	RBI Date	26/02/2021-16:24:45	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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 नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

पलग

६९२/२०२१

३/३९

Print Date 26-02-2021 04:45:05

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2602202114120	**Date**	26/02/2021
Received from Sadguru Associates Thru Hanumandas M Chandak, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Pulgaon of the District Wardha.			
Payment Details			
Bank Name	SBIN	**Date**	26/02/2021
Bank CIN	10004152021022612093	**REF No.**	IGAKPJSLX7
This is computer generated receipt, hence no signature is required.			

पुलगाव

६९२/२०२१

६/३७



महाराष्ट्र MAHARASHTRA ◑ 2020 ◑ AX 302528

- 4 JAN 2021
उपनोंदणी अधिकारी
पुलगांव

दस्त क्र. ६९२/२०२१
४१३९

DEED OF DECLARATION FOR
"SADGURU PLAZA"

All the piece and parcel of land situated at Mouje - Gunjkheda, Tq.Deoli, Dist. Wardha, within the limits of Municipal Council of Pulgaon and within the Jurisdiction of Sub-Registrar, Pulgaon, Dist. Wardha, in the area known as " Tilak Nagar, Adarsha School Road ", bearing Amalgamated Plot No.453/2/3/4, admeasuring 8078.71 sq. ft. (750.81 Sq. Mtrs.) of land S.No.453.

DEED OF DECLARATION IN FORM "A"

In the town of Pulgaon, Tq: Deoli, Dist: Wardha, **Sadguru Associates through its Partners - 1) Hanumandas Maniklalji Chandak** (PAN- AFBPC1883M), aged 49 years, Occupation - Business, R/o. Rathi Marg, Pulgaon, Tq. Deoli, Dist. Wardha, **2) Madhusudan Shankarlal Gandhi** (PAN-AHFPG6739E), aged 59 years, Occupation - agriculturist & business, R/o. Tilak Nagar, Pulgaon, Tq. Deoli, Dist. Wardha;

दस्ताचा प्रकार/अनुच्छेद क्रमांक .....

दस्त नोंदणी करणार आहेत का? .....

नोंदणी होणार असलेले पुस्तक निबंधक कार्यालयाचे

नाव.....

मिळकतीचे वर्णन .....

सदनिका अविभक्त मध्ये युनिट नं

मोबदला रुपये .....

मुद्रांक शिल्क घेऊन.याचे नांव.....

दुय्यम निबंधकांचे नाव .....

हवेली असल्यास त्याचे नांव व पत्ता.....

मालमत्ता क्रमांक रुपये .....

मुद्रांक शिल्क नोंद वही अनु. क्र. 12304

दिनांक. 23/2/21

मुद्रांक शिल्क घेणाऱ्याची सही .....

(Phaudak)

दस्तऐवज करुन घेणाऱ्या पक्षकाराचे नाव व

१ ना क. - 450 3094 तरेच मुद्रांक विक्रीचे

ठिकाण/पत्ता - दु. नि. कार्यालय पलिकर, पुलगांव

सौ.सु.अ.डेरे
मुद्रांक विक्रेती पुलगांव
परवाना क्र.450/2004

दस्त क्रमांक
६९२/२०२१
६३७

Seal of The Sub-Registrar of Assurances PULGAON
दुय्यम निबंधक पुलगांव
Phaudak

AND 3) Pravin Purshottam Chandak (PAN-AHRPC7892E), aged 46 years, Occupation - Business, R/o. Dindayal Upadyay Chowk, Nachangaon Road, Pulgaon, Tq. Deoli, Dist. Wardha, hereinafter called as the VENDOR (which term shall unless repugnant to the context or meaning thereof, mean and include, the VENDOR, his legal heirs, legal representatives, executors, administrators, successors and assignees) who is fully empowered and qualified to execute this DEED do hereby state.

FIRST: That the VENDOR owned the following land situate at Pulgaon, which is fully described as follows:-

All the piece and parcel of land situated at **Mouje - Gunjkheda**, Tq. Deoli, Dist. Wardha, within the limits of Municipal Council of Pulgaon and within the Jurisdiction of Sub-Registrar, Pulgaon, Dist. Wardha, in the area known as "Tilak Nagar, Adarsha School Road", bearing **Amalgamated Plot No.453/2/3/4, admeasuring 8078.71 Sq. Fts. (750.81 Sq. Mtrs.) of land S.No.453**. The present vendor has purchased the said property by virtue of the registered sale deed dated 26/10/2018 the present Vendor becomes the absolute owner and in possession of the said property. That the present VENDOR has constructed the residential cum commercial complex on an area of **750.81 Sq. Mtrs.** the above mentioned property.

The aforesaid property is bounded as under:

Towards East	:	Layout Plot No.1
Towards West	:	Municipal Council Road
Towards North	:	Tilak Nagar Road
Towards South	:	Layout open space

That the VENDOR has submitted the said entire land described above containing by the admeasurements **750.81 Sq. Mtrs.** to the provisions of The Maharashtra Apartment Ownership Act, 1970.

SECOND: That the VENDOR has, on the aforesaid property (hereinafter referred to as the said plot), proposed to construct a commercial and residential complex consisting of the single building according to plans attached herewith sanctioned by the Pulgaon Municipal Council vide **Approval No. CCWPM/B/2019/APL/00012 Dated 14/06/2019** and the revised building construction

permission **dated 12/02/2021.**

The postal address of the said building is: **"Sadguru Plaza, Tilak Nagar,Adarsha School Road, Pulgaon, Tq. Deoli, Dist. Wardha.**

THIRD: That the building consists of 16 Shops and 14 residentialapartments as follows:

Ground Floor	:	Consists of 8 Shops
First Floor	:	Consists of 8 Shops and 2 ResidentialApartments
Second Floor	:	Consists of 4 Residential Apartments
Third Floor	:	Consists of 4 Residential Apartments
Fourth Floor	:	Consists of 4 Residential Apartments

All the shops and residential apartments are capable of individual utilization on account of their own exit to a common area and facility of the Building and shops will be sold to one or more owners obtaining particular and exclusive property rights thereto and each shops consisting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State of Maharashtra and also an undivided interest in the general and/or restricted common areas and facilities, all the above in accordance withThe Maharashtra Apartment Ownership Act, 1970.

FOURTH: That the said complex has a total built up area of **1771.01 Sq. Mtrs. (19063.15 Sq. Fts.)** and as per the attached building plan sanctioned by the Pulgaon Municipal Council and will constitute the general and/or restricted common areas and facilities. That this Apartment, shops and the common areas, restricted areas and facilities will be as follows:

FIFTH: **(i) Ground Floor: 8 shops bearing no. 01 to 08**

The shops on the Ground Floor of the Complex having following configuration:-

Shop No.01 : One room for commercial use having carpet areaadmeasuring about: 21.68 Sq. Mtrs., (built-up area admeasuring about:

28.7 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.75 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.02

West : M.C. Road

North : Tilak Nagar Road

South : Parking Area of Sadguru Plaza

Shop No.02 : One room for commercial use having carpet area admeasuring about: 28.07 Sq. Mtrs., (built-up area admeasuring about:31.6 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutterstowards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.93 % undivided share and interest in the total plot/landand is bounded as under:

East : Shop No.03

West : Shop No.01

North : Tilak Nagar Road

South : Parking Area of Sadguru Plaza

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६९२/२०२९

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Shop No.03 : One room for commercial use having carpet area admeasuring about: 23.56 Sq. Mtrs., (built-up area admeasuring about:26.9 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.64 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.04

West : Shop No.02

North : Tilak Nagar Road

South : Parking Area of Sadguru Plaza

Phoudak

Shop No.04 : One room for commercial use having carpet area admeasuring about: 23.53 Sq. Mtrs., (built-up area admeasuring about: 27.1 Sq. Mtrs.) having RCC Frame Structure and Rolling Shutters towards main entrance, electric fittings and ceramic tiles on the floor. Along-with 1.65 % undivided share and interest in the total plot/land and is bounded as under:

East : Shop No.05

West : Shop No.03

North : Tilak Nagar Road

South : Parking Area of Sadguru Plaza

Shop No.05 : One room for commercial use having carpet area admeasuring about: 21.08 Sq. Mtrs., (built-up area admeasuring about: 24.2 Sq. Mtrs.) having RCC Frame Structure and Rolling