Original/Duplicate

Date: 28/01/2021

Receipt

Tuesday, January 26, 2021

1:28 PM

Receipt No. 1316

Payment Mode

Transaction No. 41506 2021

Remitter's Name

Purpose of Payment: Stamp duty on Agreement to sell dated 28.01.2021 executed between Mr. Rajesh Kumar Singh and Mrs. Sunita Devi

Stamp duty	₹ 100.00
Registration fee	₹ 1040.00
Number of pages: 52	
Total	₹ 1140.00

Amount in words: One Thousand One Hundred Forty Only

1:28 PM

Sub Registrar Noida-II

उप-निबंधक नोएडा-II

Signature Not Verified

Digitally signed by

Date: 2021.01.26

Reason: Receipt

1) This receipt does not create any right, title or interest in favour of any person in the property.

2) This receipt is valid subject to realization of the instrument.

3) Payment mode: eSBTR/Challan/Pay at bank ₹ 100

Payment received for stamp duty through Challan No. 0480201921302021H dated 26/01/2021

Bank Name: Punjab National Bank

Received Original Document

Date: 28 JAN 2021

पंजाब नैशनल बैंक | punjab national bank

Receipt | Receipt Receipt | Duplicate Payment Receipt

Amount : 200.00

(Bank Receipt)

नक्शा – I

DECLARATION OF APARTMENT

BY

1) SHRI. RAGHUNATH DEVAJI BORADE PAN NO.: BUPB5402F, Age: 57 Years, Occupation: Agriculturist, [illegible] Taluka: Dapoli, Dist: Ratnagiri, Pin: [illegible]

2) SHRIMATI. SATYABHAMA MADHAV BORADE PAN: AZFPB6810N Age: 60 Years, Occupation: Agriculturist.

3) SHRI. SANTOSH MADHAV BORADE, PAN: AZSPB4234K Age: 42 Years, Occupation: Agriculturist.

4) SHRI. RANJIT VIJAY MADHAV BORADE PAN: AIKPB0015D Age: 40 Years, Occupation: Agriculturist

5) SHRI. SIDDHESH SHAMRAO MADHAV BORADE, PAN: AZPPB9843D Age: 38 Years, Occupation: Agriculturist

All R/o. Borade Wadi, Near Road, Post/Tal. Dapoli, Dist. Ratnagiri, Pin: [illegible] hereinafter referred to as the "OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof, deemed to mean and include their heirs, executors, administrators and assigns) of the FIRST PART.

AND

M/S. SHREE RANI CONSTRUCTION, Through PROP., SHRI. VIPUL SURESH RANE, PAN: AFTPR1290Q, Age: 48 Years, Occupation: Business, having its address at Ratnaranga CHS Ltd, Housing Society, Old Nashik Road, Datar Jail Road, Nashik Road, Nashik-422101.

hereinafter referred to as the "DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof, deemed to mean and include its partners, their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS the Owners are the absolute owners and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring about 0 H 40 R as per 7/12 extract and as per actual measurement 0 H 40 R bearing Survey No. 1/1 (Part) of Village Dapoli, Taluka Dapoli, District Ratnagiri and more particularly described in the First Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" and more particularly described in the First Schedule hereunder written and shown on the plan annexed thereto and thereon shown in red colour boundary line and hereinafter referred to as the "SAID PLOT".

The Owners have agreed to grant Development Rights to the Developer on the terms and conditions hereinafter appearing.

The Owners decided to develop said land as per Development Agreement and General Power of Attorney in favor of Developer

dated 09/08/2016 executed in Sale Deed No. [illegible] Book-I Volume No. [illegible] Page [illegible] Serial No. [illegible]

SPECIMEN AND WHEREAS the Collector, Nadia has granted his permission for the purpose of the NADIA [illegible] Act, 1976 and for Conversion of the said land vide Memo No. [illegible] dated [illegible] 2016 and for Conversion of the said land vide Memo No. [illegible] dated [illegible] 2016 issued by the District Magistrate, Nadia;

AND WHEREAS the Owner has submitted an application dated [illegible] 2016 to the Nadia Municipality for sanction of plan for construction of [illegible] Residential Building on the said land and the Nadia Municipality has sanctioned the plan vide Memo No. [illegible] dated [illegible] 2016 subject to the condition that the Owner shall execute a Development Agreement in favour of the Nadia Municipality and shall also deposit a sum of Rs. [illegible] with the Nadia Municipality for the purpose of development of the said land and the Owner has agreed to abide by the terms and conditions of the said Development Agreement and has also agreed to deposit the said amount with the Nadia Municipality;

AND WHEREAS the Owner has decided to develop the said land by constructing a [illegible] Residential Building thereon and has approached the Developer for the purpose of development of the said land and the Developer has agreed to develop the said land by constructing a [illegible] Residential Building thereon in accordance with the sanctioned plan and has also agreed to deposit the said amount with the Nadia Municipality and the Owner has agreed to grant the Developer the exclusive right

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

BUILDING NO. TWENTY-B

Floor	Family Units
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

BUILDING NO. TWENTY-C

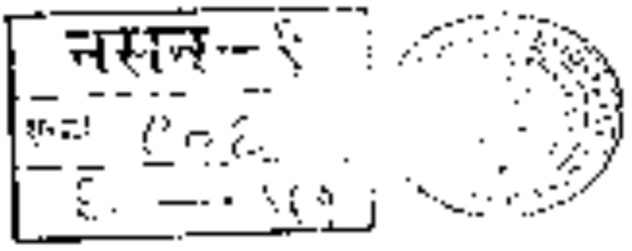
Floor	Family Units
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

[illegible]

AND WHEREAS [illegible]

THIRD: And whereas the said [illegible] is desirous of purchasing the said Plot of land and premises hereinafter described and hereby agreed to be sold and conveyed unto him/her/them/it as hereinafter appearing and the Authority has agreed to sell the same to the said [illegible] at the price and on the terms and conditions hereinafter appearing.

FOURTH: Relying upon the said representations and declarations made by the said [illegible] and the said [illegible] and the said [illegible] and



(A) PARTICULARS

[illegible] 5656.82 sq. Mtr. [illegible] "[illegible]" [illegible] 28 no. [illegible]

BUILDING NO. 1 WING A

FLOOR NO.	FAMILY UNIT NO.	NAME OF THE OWNER	AMOUNT REALISED SQ. MTRS.
Ground	Parking	Common	
First	Apartment No. A1	MR. SUNIL GANGADHAR POWAR	97.83
	Apartment No. A2	[illegible]	97.83
	Apartment No. A3	1. MR. [illegible] 2. MRS. [illegible]	98.61
	Apartment No. A4	MR. BASAVRAJ HALLIAH [illegible]	98.61
Second	Apartment No. A5	1. MR. [illegible] 2. MRS. [illegible]	98.61
	Apartment No. A6	1. MR. [illegible] 2. MRS. [illegible]	98.61
	Apartment No. A7	Mrs. [illegible]	98.61
	Apartment No. A8	MR. [illegible]	98.61
Third	Apartment No. A9	[illegible]	97.83
	Apartment No. A10	MR. [illegible]	97.83
	Apartment No. A11	MR. [illegible]	98.61
	Apartment No. A12	MR. [illegible]	98.61
Fourth	Apartment No. A13	1. MR. [illegible] 2. Miss. [illegible]	97.83

	Apartment No. A13	1. MR. MILIND RANGRAO BHALSHANKAR 2. MRS. HEENA MILIND BHALSHANKAR	37.53
	Apartment No. A15	MRS. JAYANTI DEVRAJ KARNAWAT	38.61
	Apartment No. A16	1. MR. RAJAN SHRIRAM MAKHALE 2. MRS. SHOBHANA RAJAN MAKHALE	38.61
10th	Apartment No. A17	MR. SANTOSH MAHIPAT BORADE	37.53
	Apartment No. A18	MR. SANTOSH MAHIPAT BORADE	37.
	Apartment No. A19	MR. SHRIDHAR MAHIPAT BORADE	38.61
	Apartment No. A20	1. MR. SANJEEV BALKRISHNA KARNAD 2. MRS. SAMRUDDHI SANJEEV KARNAD AT JAN VARSHA BUILDING	38.61
Stilt	Apartment No. A21	ENSIGHT TECHNOLOGIES PRIVATE LTD	37.53
	Apartment No. A22	MR. BHAGWAN SHANKAR AHIRRAO	37.53
	Apartment No. A23	1. MR. PRAVIN DAGDU KARNAVAT 2. MRS. ANITA PRAVIN KARNAVAT	38.61
	Apartment No. A24	1. MRS. LATA DHIRAJ PATIL 2. MR. DHIRAJLAL SHANKAR PATIL	38.61
Second	Apartment No. A25	ENSIGHT TECHNOLOGIES PRIVATE LTD	37.
	Apartment No. A26	MR. RAJENDRA EKNATH BORADE.	37.53
	Apartment No. A27	MR. RAJENDRA EKNATH BORADE	38.61
	Apartment No. A28	1. MR. PURANSINGH ANANDSINGH PURANSIN 2. MRS. HEMA PURANSINGH PURANSIN	38.61

BHUJBAL NOLEDGE PARK, NASHIK

FLOOR NO	FLAT/UNIT NO	NAME OF THE OWNER	CARPET AREA IN SQ. MTRS
Ground	Parking	Common	
1st	Apartment No. B1	MR. PRAVIN VASANT DOLARE	38.61

	Apartment No. B2	MR. MAHESH MURLIDHAR [illegible]
	Apartment No. B3	1. MR. VILAS SHRIKANT KULKARNI 2. MRS. SANGITA VILAS KULKARNI
	Apartment No. B4	1. MR. SANJAY APPA [illegible] 2. MRS. CHHAYA SANJAY [illegible]
Second	Apartment No. B5	1. MR. [illegible] 2. Miss. [illegible]
	Apartment No. B6	1. MR. MANOJ SURESH [illegible] 2. MRS. [illegible]
	Apartment No. B7	1. MR. [illegible] 2. MRS. [illegible]
	Apartment No. B8	1. MR. [illegible]
Third	Apartment No. B9	MR. [illegible]
	Apartment No. B10	MR. [illegible]
	Apartment No. B11	MR. [illegible]
	Apartment No. B12	MR. SANTOSH MADHAV [illegible]
Fourth	Apartment No. B13	1. MR. [illegible] 2. MRS. [illegible]
	Apartment No. B14	1. MR. SANDEEP [illegible] 2. MRS. [illegible]
	Apartment No. B15	1. MR. [illegible] 2. MRS. [illegible]
	Apartment No. B16	1. MR. [illegible] 2. MRS. [illegible]
Fifth	Apartment No. B17	1. MR. [illegible] 2. MRS. [illegible]
	Apartment No. B18	1. MR. [illegible]
	Apartment No. B19	1. MR. [illegible]
	Apartment No. B20	MR. [illegible]
Sixth	Apartment No. B21	1. MR. [illegible]

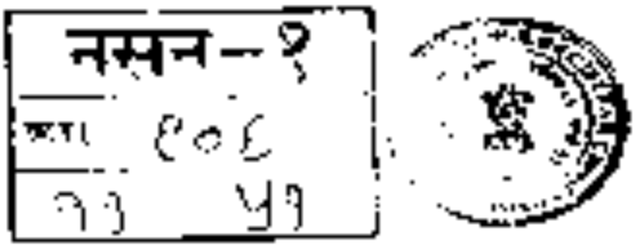
	Apartment No. B22	MR. RAJENDRA PRASAD TIWARI	98.62
	Apartment No. B23	MR. RAJENDRA PRASAD TIWARI	37.53
	Apartment No. B24	1. MR. SHAMBHU NATH PANDEY 2. MR. BHAGABAN SINGH BHAGIRATHI PATTI	57.53
Second	Apartment No. B25	1. MR. PRABHU MANOHAR NAGARE 2. MRS. AARTI PRAVIN NAGARE	58.61
	Apartment No. B26	MR. RAJENDRA PRASAD TIWARI	39.61
	Apartment No. B27	MR. SATYABHAMA SHARDA SHARMA	39.53
	Apartment No. B28	MR. DASHRATH SHIVRAM BORADE	57.53

BUILDING NO. 2 WING C

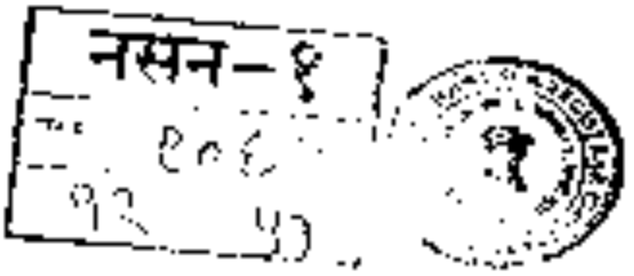
FLOOR NO.	FAMILY DETAILS	NAME OF THE OWNER	AMOUNT OF CONTRIBUTION TO SOCIETY
Ground	Parking	Common	
First	Apartment No. C1	MRS. UMA SHARMA/MR. ASHOK SHARMA	48.48
	Apartment No. C2	MRS. SHANTA DEVI SHIVRAM SAKHARE	44.48
	Apartment No. C3	MR. BALASAHEB SHIVAJI DHAVARE/MRS.	43.48
	Apartment No. C4	1. MR. RAMESH BHAGAT SONAWANE 2. MRS. HEMLATA RAMESH SONAWANE	43.48
Second	Apartment No. C5	MR. SANTOSH MADHAV HOGADE	54.48
	Apartment No. C6	MRS. SHOBHA DILIP NAIK	54.48
	Apartment No. C7	1. MR. SUDAM SHRAVAN PADHYE 2. MRS. SUNITA SUDAM PADHYE	54.48
	Apartment No. C8	MR. RAJENDRA PRASAD TIWARI	54.48
Third	Apartment No. C9	MR. ANIL DOULAT DHUMAL	54.48
	Apartment No. C10	MRS. ALKA RANJAN VELPARDESHI	54.48

	Apartment No. C11	1. MR. VENKAT GANGADHAR KALE 2. MRS. PRIYANKA VINAY KALE	54.45
	Apartment No. C12	1. MR. SOMNADHAN BHIMRAO KALE 2. MRS. MADHURI SOMNADHAN KALE	54.45
Fourth	Apartment No. C13	1. MR. SANTOSH BAPUSAHEB PHUTANE 2. MRS. SONALI SANTOSH PHUTANE	54.45
	Apartment No. C14	MR. MAHENDRA PRAKASH BORSE	54.45
	Apartment No. C15	MR. RAJENDRA [illegible]	54.45
	Apartment No. C16	MR. GHANSHAM DATTATRAY KALE	54.45
Fifth	Apartment No. C17	MR. SIDDHESHWAR MAHADEV [illegible]	54.45
	Apartment No. C18	MR. SANTOSH MARUTI [illegible]	54.45
	Apartment No. C19	MR. [illegible]	54.45
	Apartment No. C20	MR. [illegible]	54.45
Sixth	Apartment No. C21	1. MR. DIGAMBAR [illegible] 2. MRS. [illegible]	54.45
	Apartment No. C22	1. MR. [illegible] 2. MRS. [illegible]	54.45
	Apartment No. C23	1. MR. [illegible] 2. MRS. [illegible]	54.45
	Apartment No. C24	1. MR. [illegible] 2. MRS. [illegible]	54.45
Seventh	Apartment No. C25	1. MR. [illegible] 2. MRS. [illegible]	54.45
	Apartment No. C26	1. MR. [illegible] 2. MRS. [illegible]	54.45
	Apartment No. C1	1. MR. [illegible] 2. MRS. [illegible]	54.45
	Apartment No. C2	1. MR. [illegible] 2. MRS. [illegible]	54.45

1. [illegible]



[illegible] as per the respective [illegible] as per the respective [illegible] as per the respective [



GUARDIAN VILLA APARTMENT PLANS

GUARDIAN VILLA APARTMENT PLANS

नमन-१

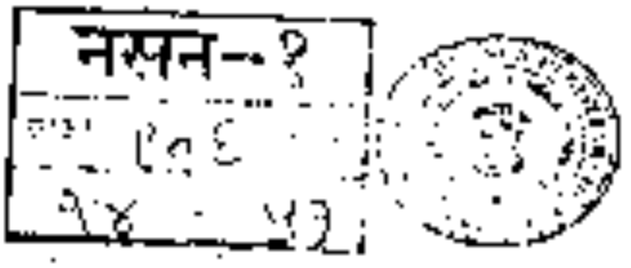
[illegible] Lof...
9:--49

[illegible] Garden View Apartment Phase-I [illegible]

3.(a) [illegible] Garden View Apartment Phase-I [illegible] "GARDEN VIEW APARTMENT PHASE - II" [illegible] the said "GARDEN VIEW APARTMENT PHASE - II" [illegible] on the basis of the following agreed percentage of ownership [illegible] to be taken in the said "GARDEN VIEW APARTMENT PHASE - II" [illegible] as per the percentage of ownership mentioned below.

BUILDING NO. [illegible] WING 'A'

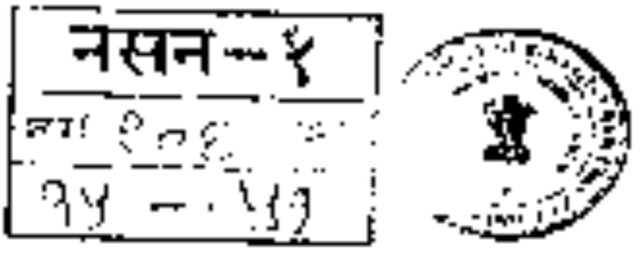
FLOOR NO.	APARTMENT NO.	NAME OF THE OWNER	PERCENTAGE OF OWNERSHIP	PERCENTAGE OF VOTING RIGHTS
Ground	Parking	Common		
First	Apartment No. A1	MR. SUNIL RAMANAN PANJAL	1.024	1.024
	Apartment No. A2	[illegible]	1.024	1.024
	Apartment No. A3	1. MR. SACHIN ANANDRAO [illegible] 2. MRS. MANISHA SACHIN [illegible]	1.054	1.054
	Apartment No. A4	MR. [illegible]	1.054	1.054
Second	Apartment No. A5	1. MR. SUNIL [illegible] 2. MRS. [illegible]	1.024	1.024
	Apartment No. A6	1. MR. SACHIN [illegible] 2. MRS. [illegible]	1.024	1.024
	Apartment No. A7	MRS. [illegible]	1.054	1.054
	Apartment No. A8	MR. [illegible]	1.054	1.054
Third	Apartment No. A9	MR. [illegible]	1.024	1.024
	Apartment No. A10	[illegible]	1.024	1.024
	Apartment No. A11	MR. [illegible]	1.054	1.054
	Apartment No. A12	MR. [illegible]	1.054	1.054



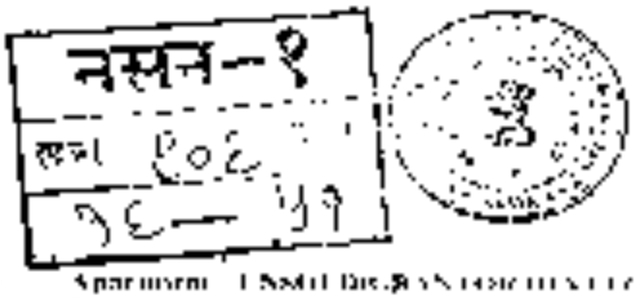
	No. A13			
Fourth	Apartments No. A14	1 MR. NAVEEN SATISH SRIVASTAVA 2 MRS. ARNAV NAVEEN SRIVASTAVA	1,024	1,024
	Apartment No. A15	1 MR. ABDUL RAHIM ABDUL KARIM 2 MRS. [illegible]	1,024	1,024
	Apartment No. A16	MRS. JAYASHREE VIJAY GAIKWAD	1,054	1,054
	Apartment No. A17	1 MR. RAJU NARSINGRAO KAMBALE 2 MRS. ANURADHA RAJU KAMBALE	1,054	1,054
Fifth	Apartment No. A18	MR. SANTOSH MADHAV BORKAR	1,024	1,024
	Apartment No. A19	MR. SANTOSH MADHAV BORKAR	1,024	1,024
	Apartment No. A20	MR. SIDDHARTH [illegible]	1,054	1,054
	Apartment No. A21	1 MR. NANDU [illegible] 2 MRS. [illegible] ATLAN VARSHA [illegible]	1,054	1,054
Sixth	Apartment No. A22	[illegible]	1,024	1,024
	Apartment No. A23	MR. [illegible]	1,024	1,024
	Apartments No. A24	1 MR. PRAVIN DATTU GAIKWAD 2 MRS. SUJATA PRAVIN GAIKWAD	1,054	1,054
	Apartment No. A25	1 MR. [illegible] 2 MR. [illegible]	1,054	1,054
Seventh	Apartment No. A26	[illegible]	1,024	1,024
	Apartment No. A27	MR. RAJU NARAYAN SRIVASTAVA	1,024	1,024
	Apartment No. A28	MR. JAYANTIBHAI [illegible]	1,024	1,024
	Apartments No. A29	1 MR. PURAN SINGH [illegible] SUMAN 2 MRS. [illegible]	1,054	1,054

BUILDING NO. 1 (WING A)

FLOOR NAME	APARTMENT NO.	NAME OF THE OCCUPANT	AREA OF THE APARTMENT (SQ. FT.)	AREA OF THE APARTMENT (SQ. MT.)



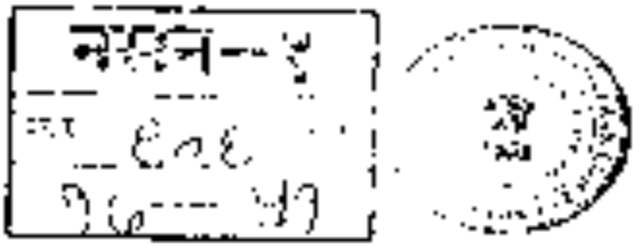
Ground Floor	Parking	Common		
	Apartment No. 001	MR. PRAVIN GOVIND TOLHE	1,050	1,050
	Apartment No. 002	MR. MAHESH MUTHUSWAMY CHATTIAR	1,050	1,050
	Apartment No. 003	1. MR. VILAS SHRIDHAR KARALE, 2. MRS. SANDHYA VILAS KARALE.	1,024	1,024
	Apartment No. 004	1. MR. SANJAY ATMA BENDRE 2. MRS. CHHAYA SANJAY BENDRE	1,024	1,024
Second Floor	Apartment No. 005	1. MR. DEVENDRA RAMESHWAR CHAVAN 2. MRS. CHHAYA DEVENDRA CHAVAN	1,054	1,054
	Apartment No. 006	1. MR. MANOJ SUDHIR NAGARE 2. MRS. SUNITA MANOJ NAGARE	1,054	1,054
	Apartment No. 007	1. Mr. PANDURANG SHIVAJI TANPURE 2. Mrs. SUNITA PANDURANG TANPURE	1,024	1,024
	Apartment No. 008	MR. SUBHASH BHIVAJI MADHAV [illegible]	1,024	1,024
Third Floor	Apartment No. 009	MR. RAJENDRA KANAIYALAL [illegible]	1,054	1,054
	Apartment No. 010	MR. RAJENDRA KANAIYALAL [illegible]	1,054	1,054
	Apartment No. 011	MR. [illegible] MADHAV BORADE	1,024	1,024
	Apartment No. 012	MR. [illegible] MADHAV BORADE	1,024	1,024
Fourth Floor	Apartment No. 013	1. Mr. SUDAM SHRIRAM KALE 2. Mrs. [illegible] PATIL SUDAM KALE.	1,054	1,054
	Apartment No. 014	1. MR. SANJAY [illegible] SALVE 2. MRS. [illegible] SANJAY SALVE	1,054	1,054
	Apartment No. 015	1. MR. [illegible] [illegible] KANAILI DHARIYA 2. Mrs. [illegible] [illegible] DHARIYA	1,024	1,024
	Apartment No. 016	1. MR. [illegible] RAMAN SHINDE 2. MRS. [illegible] VIBHAN SHINDE	1,024	1,024
Fifth Floor	Apartment No. 017	1. Mr. [illegible] [illegible] [illegible] [illegible] 2. Mrs. [illegible] [illegible] [illegible] [illegible]	1,054	1,054
	Apartment No. 018	1. Mr. [illegible] [illegible] [illegible] [illegible]	1,054	1,054
	Apartment No. 019	1. Mr. [illegible] [illegible] [illegible].	1,024	1,024
	Apartment No. 020	MR. [illegible] [illegible] [illegible]	1,024	1,024



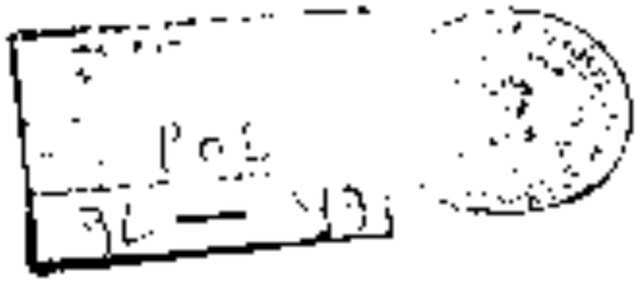
South	Apartment No. B21	[illegible]	1,054	1,054
	Apartment No. B22	MR. RAJENDRA [illegible]	1,054	1,054
	Apartment No. B23	MR. RAJENDRA [illegible]	1,024	1,024
	Apartment No. B24	1. MR. [illegible] 2. MR. [illegible]	1,024	1,024
North	Apartment No. B25	1. MR. PRATIK [illegible] 2. MRS. ANKITA PRATIK [illegible]	1,054	1,054
	Apartment No. B26	MR. [illegible]	1,054	1,054
	Apartment No. B27	[illegible]	1,024	1,024
	Apartment No. B28	MR. [illegible]	1,024	1,024

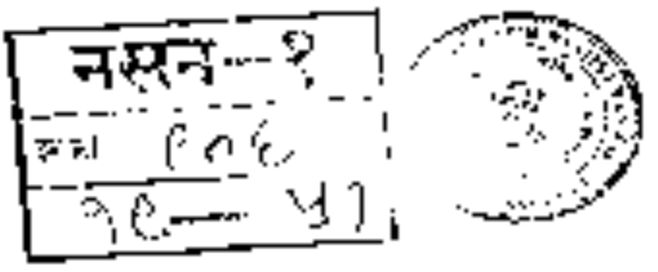
[illegible] BUILDING NO. 2 WING A

BUILDING NO.	APARTMENT NUMBER	NAME OF THE OWNER	PERCENTAGE OF [illegible]	PERCENTAGE OF [illegible]
Ground	Parking	Common		
First	Apartment No. C1	MRS. [illegible]	1.4954	1.4954
	Apartment No. C2	MRS. [illegible] BHANUSHALI	1.4954	1.4954
	Apartment No. C3	MR. [illegible] DESAI	1.4954	1.4954
	Apartment No. C4	1. MR. [illegible] 2. MRS. [illegible]	1.4954	1.4954
Second	Apartment No. C5	MR. [illegible]	1.4954	1.4954
	Apartment No. C6	MRS. [illegible]	1.4954	1.4954
	Apartment No. C7	1. MR. [illegible] 2. MRS. [illegible]	1.4954	1.4954
	Apartment	MR. [illegible]	1.4954	1.4954



	No. [illegible]	[illegible]		
Third	Apartment No. [illegible]	MR. [illegible]	1,49,944	1,49,944
	Apartment No. C-10	MRS. KUNDA PANDHARINATH PARDESHI	1,49,944	1,49,944
	Apartment No. C-11	1. MR. VISHWAS GANGADHAR KALE 2. MRS. PRIYANKA VISHWAS KALE	2,99,888	2,99,888
	Apartment No. C-12	1. MR. NANDKUMAR DHONDU KALE 2. MRS. MADHURI NANDKUMAR KALE	1,49,944	1,49,944
Fourth	Apartment No. C-13	1. MR. NANDKUMAR JAGANNATH SONAWANE 2. MRS. SONALI NANDKUMAR SONAWANE	1,49,944	1,49,944
	Apartment No. C-14	MR. [illegible]	1,49,944	1,49,944
	Apartment No. C-15	MR. [illegible]	1,49,944	1,49,944
	Apartment No. C-16	MR. [illegible]	1,49,944	1,49,944
Fifth	Apartment No. C-17	MR. [illegible]	1,49,944	1,49,944
	Apartment No. C-18	MR. [illegible]	1,49,944	1,49,944
	Apartment No. C-19	MR. [illegible]	1,49,944	1,49,944
	Apartment No. C-20	MR. [illegible]	1,49,944	1,49,944
Sixth	Apartment No. C-21	1. MR. [illegible] 2. MRS. [illegible]	1,49,944	1,49,944
	Apartment No. C-22	1. MR. [illegible] 2. MRS. [illegible]	1,49,944	1,49,944
	Apartment No. C-23	1. MR. [illegible] 2. MRS. [illegible]	1,49,944	1,49,944
	Apartment	1. MR. [illegible]	1,49,944	1,49,944





TEN: The [illegible] "GARDEN VIEW APARTMENT PHASE [illegible] CO-OPERATIVE HOUSING SOCIETY LIMITED" [illegible] Maharashtra Apartment Ownership Act, 1970 and that the terms & conditions [illegible] ownership [illegible] Society, [illegible] purpose of [illegible] and "GARDEN VIEW APARTMENT PHASE - II CONDOMINIUM" by [illegible] provided [illegible] Owners, Borrower

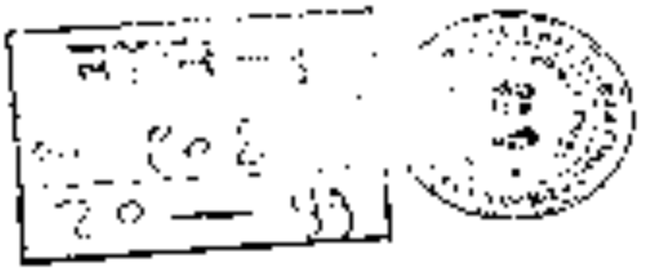
ELEVEN: That for the purpose of [illegible] by the [illegible] borrower [illegible] and the [illegible] Agreement Act, 1970 [illegible] "GARDEN VIEW APARTMENT PHASE - II CONDOMINIUM" [illegible] Notification No. [illegible]

TWELVE: That [illegible] and [illegible] & [illegible] [illegible] Agreement [illegible] [illegible]

THIRTEEN: That [illegible] [illegible] Act [illegible] [illegible]

FOURTEEN: That [illegible] [illegible] [illegible] [illegible]

FIFTEEN: That [illegible] [illegible] [illegible] [illegible]



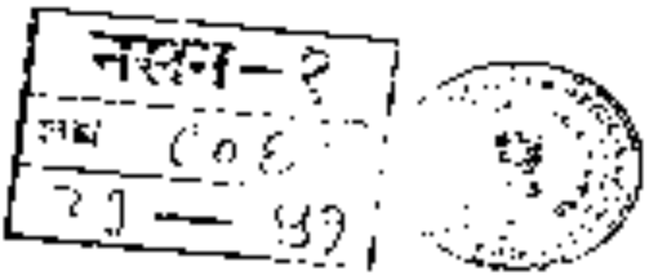
SIXTEEN. [illegible]

SEVENTEEN. [illegible]

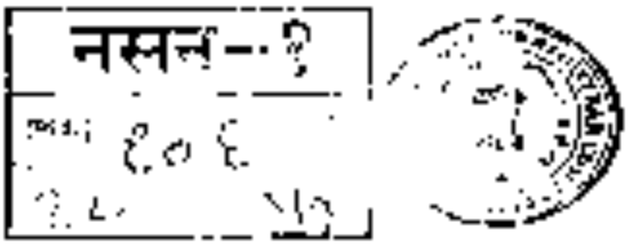
EIGHTEEN. [illegible]

NINETEEN. [illegible]

TWENTY. [illegible]

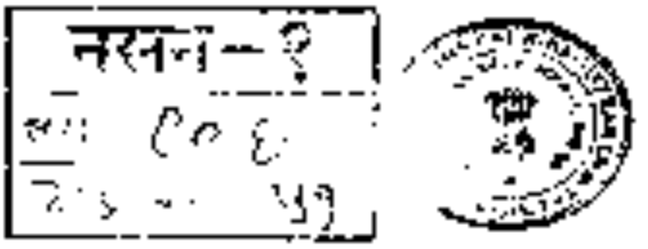


[illegible] [illegible] [illegible] [



	Apartment No. A7	216-K-T-B-215	East
	Apartment No. A8	216-K-T-B-218	East
3rd FLOOR	Apartment No. A9	216-K-T-B-219	West
	Apartment No. A10	216-K-T-B-210	West
	Apartment No. A11	216-K-T-B-211	East
	Apartment No. A12	216-K-T-B-212	East
	Apartment No. A13	216-K-T-B-213	West
4TH FLOOR	Apartment No. A14	216-K-T-B-214	West
	Apartment No. A15	216-K-T-B-215	East
	Apartment No. A16	216-K-T-B-216	East
	Apartment No. A17	216-K-T-B-217	West
	Apartment No. A18	216-K-T-B-218	West
	Apartment No. A19	216-K-T-B-219	East
	Apartment No. A20	216-K-T-B-220	East
5TH FLOOR	Apartment No. A21	216-K-T-B-221	West
	Apartment No. A22	216-K-T-B-222	West
	Apartment No. A23	216-K-T-B-223	East
	Apartment No. A24	216-K-T-B-224	East
	Apartment No. A25	216-K-T-B-225	West
	Apartment No. A26	216-K-T-B-226	West
	Apartment No. A27	216-K-T-B-227	East
	Apartment No. A28	216-K-T-B-228	East

FLOOR NO	FAMILY UNIT NO.	DESCRIPTION OF THE FAMILY UNIT	ASSIGNED TO THE FAMILY UNIT (NAME) DESIGNATION OF THE SHEDS.
GROUND FLOOR	Apartment No. B1	B-K-T-B-221	West
	Apartment No. B2	2B-K-T-B-222	West
	Apartment No. B3	2B-K-T-B-223	East



	Apartment No. 104	2BHK+1 No 2BL-BH	East
2nd BLOCK	Apartment No. 105	2BHK+1+H+2BL.	West
	Apartment No. 106	2BHK+1+H+2BL.	West
	Apartment No. 107	2BHK+1+H+2BL.	East
	Apartment No. 108	2BHK+1+H+2BL.	East
3rd BLOCK	Apartment No. 109	2BHK+1+H+2BL	West
	Apartment No. 110	2BHK+1+H+2BL	West
	Apartment No. 111	2BHK+1+H+2BL	East
	Apartment No. 112	2BHK+1+H+2BL	East
4TH BLOCK	Apartment No. 113	2BHK+1+H+2BL.	West
	Apartment No. 114	2BHK+1+H+2BL.	West
	Apartment No. 115	2BHK+1+H+2BL.	East
	Apartment No. 116	2BHK+1+H+2BL.	East
5TH BLOCK	Apartment No. 117	2BHK+1+H+2BL.	West
	Apartment No. 118	2BHK+1+H+2BL	West
	Apartment No. 119	2BHK+1+H+2BL	East
	Apartment No. 120	2BHK+1+H+2BL	East
6TH BLOCK	Apartment No. 121	2BHK+1+H+2BL	West
	Apartment No. 122	2BHK+1+H+2BL.	West
	Apartment No. 123	2BHK+1+H+2BL.	East
	Apartment No. 124	2BHK+1+H+2BL.	East
7TH BLOCK	Apartment No. 125	2BHK+1+H+2BL.	West
	Apartment No. 126	2BHK+1+H+2BL.	West
	Apartment No. 12	2BHK+1+H+2BL	East
	Apartment No. 128	2BHK+1+H+2BL	East

BUILDING NO 2 (N 134-47)

BUILDING NO	PANCHA PATTA NO	DESCRIPTION OF THE PANCHA PATTA	SCHEDULE OF PANCHA PATTA BOUNDS
			BOUNDARIES AND LENGTHS

		Common Parking
	Apartment No. 4 1	1B+K+L+2P+2SR
	Apartment No. 4 2	3B+K+L+2P+2SR
	Apartment No. 4 3	3B+K+L+2P+2SR
	Apartment No. 4 4	3B+K+L+2P+2SR
2nd FLOOR	Apartment No. 4 5	3B+K+L+2P+2SR
	Apartment No. 4 6	3B+K+L+2P+2SR
	Apartment No. 4 7	3B+K+L+2P+2SR
	Apartment No. 4 8	3B+K+L+2P+2SR
3rd FLOOR	Apartment No. 4 9	3B+K+L+2P+2SR
	Apartment No. 4 10	3B+K+L+2P+2SR
	Apartment No. 4 11	3B+K+L+2P+2SR
	Apartment No. 4 12	3B+K+L+2P+2SR
4th FLOOR	Apartment No. 4 13	3B+K+L+2P+2SR
	Apartment No. 4 14	3B+K+L+2P+2SR
	Apartment No. 4 15	3B+K+L+2P+2SR
	Apartment No. 4 16	3B+K+L+2P+2SR
5th FLOOR	Apartment No. 4 17	3B+K+L+2P+2SR
	Apartment No. 4 18	3B+K+L+2P+2SR
	Apartment No. 4 19	3B+K+L+2P+2SR
	Apartment No. 4 20	3B+K+L+2P+2SR
6th FLOOR	Apartment No. 4 21	3B+K+L+2P+2SR
	Apartment No. 4 22	3B+K+L+2P+2SR
	Apartment No. 4 23	3B+K+L+2P+2SR
	Apartment No. 4 24	3B+K+L+2P+2SR
7th FLOOR	Apartment No. 4 25	3B+K+L+2P+2SR
	Apartment No. 4 26	3B+K+L+2P+2SR
	Apartment No. 4 27	3B+K+L+2P+2SR
	Apartment No. 4 28	3B+K+L+2P+2SR

(i) [illegible] APARTMENT PHASE V"

(ii) [illegible] GARDEN VIEW APARTMENT PHASE V"

(iii) [illegible] multiple parts [illegible]

(iv) [illegible] of the [illegible]

(v) [illegible] PHASE V" [illegible]

(vi) [illegible]

(vii) [illegible] APARTMENTS PHASE V

(viii) [illegible]

(ix) [illegible]

7) Apartments Ownership [illegible] GARDEN VIEW APARTMENTS PHASE V [illegible]

8) Apartments Other Associations [illegible]

[illegible] to the provisions of the Act.

(b) To [illegible] operations.

(c) To provide [illegible] and replacement of [illegible] and [illegible] owner [illegible] by paying [illegible] for that purpose.

(d) To prepare & [illegible] scheme, [illegible] suitable [illegible] of the [illegible] to [illegible] & to determine the [illegible] to be [illegible] the [illegible] & [illegible] the [illegible] and the [illegible] thereof.

(e) To [illegible] for the [illegible] of the matters provided [illegible] the [illegible].

(f) To [illegible] with the [illegible] of the [illegible] to [illegible] by the [illegible] for the [illegible] thereof [illegible] for the [illegible].

(g) To [illegible] & [illegible] [illegible] by such [illegible], plan and [illegible] & the [illegible] [illegible] of the [illegible].

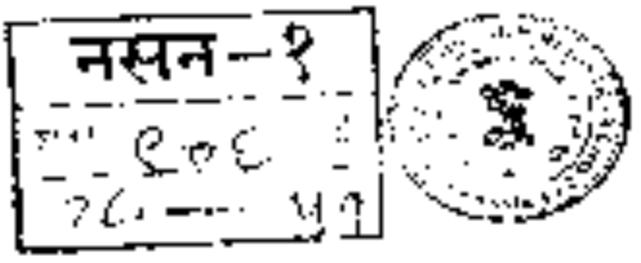
(h) To [illegible] with the [illegible] of the [illegible] by the [illegible] and the [illegible] & the [illegible] [illegible] of the [illegible] & [illegible] by the [illegible] for the [illegible].

(i) To [illegible] of [illegible] [illegible] for [illegible] [illegible] for the [illegible] [illegible] to [illegible].

(j) To [illegible] [illegible] with the [illegible] [illegible] [illegible] [illegible] [illegible] [illegible].

(k) [illegible]

(l) [illegible] "[illegible] [illegible] [illegible] [illegible] [illegible] [



[illegible]

[illegible]

CHAPTER III
ADMINISTRATION

1. **Powers & duties of the Member**

   [illegible] EARLIER VIEW APPOINTMENT PLEASE [illegible]

2. **Place of meeting:**

   [illegible]

3. **Annual Meeting:**

   [illegible]

नमूना–२
क्रमांक C०६
Z.P.—५

[illegible]

५. **Special Meetings:**

[illegible]

६. **Notice of Meetings:**

[illegible]

७. **Adjourned Meeting:**

[illegible]

८. **Order of Business:**

[illegible]

(a) [illegible]

(b) [illegible]

(c) [illegible]

(d) [illegible]

(e) [illegible]

(f) [illegible]

x. Management of Association:

The Board of Management shall have power to do all things necessary for the administration of the affairs of the Association in accordance with these rules and bye-laws of the Association.

xi. Other Duties:

The Secretary shall keep proper records of all the meetings of the Board of Management and shall perform such other duties as may be assigned to him by the Board of Management.

xii. Appointment of Manager:

The Board of Management may appoint a Manager on such terms and conditions as it may deem fit and proper. The Manager shall be responsible to the Board of Management for the day to day management of the Association.

13. Election & Terms of an Officer:

At the annual general meeting of the Society the Board of Management shall be elected by the members of the Society from amongst themselves in accordance with the provisions of these rules.

14. Vacancies:

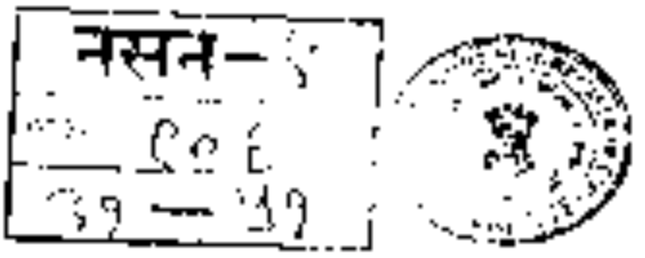
Vacancies in the Board of Management shall be filled by the Board of Management at its meeting.

15. Removal of Members:

If any member of the Board of Management of the Society is absent from three consecutive meetings of the Board of Management without leave of the Board of Management, he shall cease to be a member of the Board of Management.

16. Quorum:

The quorum for the meeting of the Board of Management shall be one-third of the total number of members of the Board of Management or three members whichever is more.



9.1 Waiver of Notice:

Whenever any notice is required by the Articles or Memorandum of Association of the Company to be given to any Director, such notice shall be deemed equivalent to the giving of such notice. Any absence of a Director at any meeting of the Board shall be waived if a quorum is present at such meeting and the Directors present at the meeting agree to proceed with the business and affairs of the Company as proposed at the Board meeting and no objection shall be raised at such meeting.

9.2 Fidelity Bonds:

The Board may require that all officers and employees of the Company handling or responsible for Company funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Company.

ARTICLE X
OFFICERS

10.1 Designations:

The principal officers of the Company shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. The Board may also appoint such other officers as in its judgment may be necessary or desirable for the conduct of the business of the Company.

10.2 The officers of the Company shall be elected annually by the Board of Directors at the first regular meeting of the Board held after the annual meeting of the Members. Each officer shall hold office until the next annual meeting of the Board or until his or her successor is elected and qualified.

10.3 Removal of Officers:

Upon the death, resignation or removal of any officer, the Board may elect a successor who shall hold office for the unexpired term in the manner prescribed in these Bylaws for regular election or appointment to such office.

10.4 Vacancies:

Any vacancy occurring in any office of the Company by death, resignation, removal or otherwise shall be filled by the Board of Directors. In the event of a vacancy in the office of President, the Vice President shall perform the duties of the President until such time as the Board of Directors acts to fill the vacancy.

(...) Vice-President:

The Vice-President shall (...) in the absence of the President or (...) and perform such other functions as may be assigned to him by the Executive Committee.

(...) Secretary:

The Secretary shall keep the minutes of all meetings of the Executive Committee and (...) papers of the Association and shall perform such other duties as may be assigned to him by the Executive Committee.

(...) Treasurer:

The Treasurer shall keep proper accounts of the Association and shall (...) expenditure of the Association and shall perform such other duties as may be assigned to him by the Executive Committee.

[illegible]

[illegible] of the Agricultural Farmers

(...) Association:

(...)

(...) Use of Land:

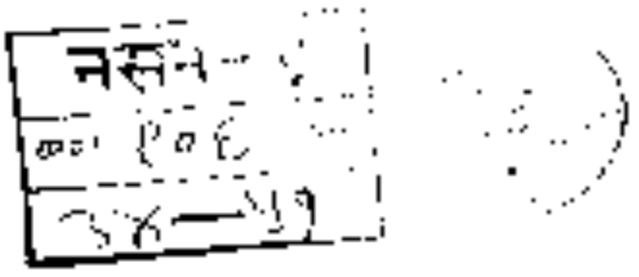
(...)

(...) Use of Common Areas & Facilities:

(...)

(...) Right of Entry:

(...)



(c) [illegible]

(i) [illegible]

(ii) [illegible]

(iii) [illegible]

(d) Publication of Accounts & Reports

[illegible]

(e) Appointment of Auditors

[illegible]

(f) Allotments

[illegible] "CHAMBERS VIEW APARTMENT PHASE [illegible]

CHAPTER VIII

Mortgages

(1) Notice of Nominations

नसन–१

(४) Notice of Disputed Assessment:

(५) Seal of the Assessing Officer:

CHAPTER IX

Complaints

SECTION 8, SECTION 9 & SECTION 10

1) SHRI SANTOSH MOHAN BUDHIR

2) SHRI RANJEET MADHAN HOLKAR

3) SHRI NIRMALSINGH MADHAV HOLKAR

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED GRANTOR
MR. ANIL SUDHIR SONI
ON BEHALF OF CONSTRUCTION,

IN THE PRESENCE OF WITNESSES