CHALLAN

Department of Stamps & Registration, Maharashtra

Receipt cum Document Handling Charges

Payment Details

This is a computer generated receipt. Hence no signature is required.

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 18th day of OCTOBER 2013,

BY

SHRI PURUSHOTTAM MOHAN WAKHARIYA, Age: 78 Years, Occupation: Business, Plot No. 50, Ashwini Nagar, Nilkanth Road, Ambedkarwadi, Nashik-422 005 (hereinafter referred to as the "DECLARANT" which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators, assigns, etc.) of the FIRST PART.

FIRST - The Declarant is the absolute and exclusive owner of all that piece and parcel of land admeasuring [illegible] Survey No. [illegible] Nashik, more particularly described in the Schedule hereunder written and shown on the plan thereof annexed hereto.

SECOND - The Declarant has constructed a building on the said property known as Shriram Darshan Darshan and which by a sale deed dated 4-6-2008 which is duly registered in the office of Sub Registrar, Nashik 2 at Sr. No. 3151 on 04/06/2008 and mutated in the revenue records of the said property by conveying a building flat to [illegible] and has absolute right to develop said property by constructing a building thereon and to sell the flats therein and to execute necessary agreements and conveyances in favour of the purchasers of the flats and additions as the Declarant may deem fit and proper.

THIRD - The Declarant has by Indenture of Mortgage dated [illegible] mortgaged the said property with the Nashik Municipal Corporation, Nashik for the purpose of obtaining loan for construction of the said building and has obtained N.A. Order No. NMC/TP/NA/ORDER/2013/1260 dated 20/1/2013 which is duly registered at the office of Sub Registrar, Nashik 2 at Sr. No. 1043/2013 on 29/1/2013 and has prepared the building plan which is duly approved by the Nashik Municipal Corporation under commencement certificate No. BMD/TP/BP/ORDER/2013/1260 dated 20/1/2013 and has agreed to comply with the terms and conditions mentioned in the said order and has completed the construction of the said building and has obtained the occupancy and completion certificate from Nashik Municipal Corporation, Nashik vide their No. NMC/TP/BP/ORDER/2013/1260 dated [illegible] and has annexed the said building plan to the occupancy and completion certificate.

FOURTH - That the said building consists of residential units. All the flats and the common areas and facilities appurtenant thereto are capable of having separate title and are intended to be sold and facility of the said Building. All the flats are intended to be sold to one or more purchasers, each of them for residential purposes. Each purchaser shall have the exclusive ownership and possession of his flat and the right to use the common areas and facilities in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other purchasers. The Declarant has undivided interest in the general common areas and facilities of the said building in the proportion to the carpet area of the flat agreed to be sold by the Declarant. The said undivided interest in the general common areas and facilities appertaining to each flat cannot be changed, save as provided hereinafter or as provided in the Maharashtra Apartment Ownership Act, 1970.

FIFTH - That the said building shall be known as "SHRIRAM APARTMENT" and shall be family dwelling consisting of several flats of the building as mentioned hereunder:

- Family Unit - On First floor there are four family units numbered as 1, 2, 3 & 4.
- Family Unit - On Second floor there are four family units numbered as 5, 6, 7 & 8.
- Family Unit - On Third floor there are four family units numbered as 9, 10, 11 & 12.
- Family Unit - On Fourth floor there are Three family units numbered as 13, 14 & 15.

The undivided share of each family unit is shown hereunder:-

1) Family Unit No. 12 - Apartment No. [illegible] admeasuring 42.44 sq. meters built up area and accepted the undivided share, rights, title, interest in the property and the Declarant admits [illegible] Only.



Name of Owner – [illegible] MR. KISHOR MANIK KANKARIYA
Agreement Regd. at Sr. No. 2197 on 13/[illegible]/2017.

(2) Premium Unit - Apartment/ Flat No. 2, on the First Floor admeasuring 46.25 Sq. Mtrs. built up area and alongwith the structure and exclusive right to use, utilize and enjoy the Terrace admeasuring 4.95 Sq. Mtrs. [illegible]
Name of Owner – MRS. PRABHAVATIDEVI MOHAN KANDARKIYA

(3) Premium Unit - Apartment/Flat No. 3 on First Floor admeasuring 61.40 Sq. Mtrs. built up area and alongwith [illegible] right to use [illegible] enjoy the Terrace admeasuring 10 Sq. Mtrs. adjoining to the said flat.
Name of Owner – [1] MRS. VANITA MUKUNDJI VARIYA
[2] MRS. ASHA VENOD VADERA
Agreement Regd. at Sr. No. 838 on 28/08/2017

(4) Family Unit - Apartment/ Flat No. 4 on First Floor admeasuring 65.00 Sq. Mtrs. built up area.
Name of Owner – MR. VIKRAM MADHAV MHATRE
Agreement Regd. at Sr. No. 9820 on 20/12/2016

(5) Family Unit - Apartment/ Flat No. 5 on Second Floor admeasuring 40.75 Sq. Mtrs. built up area and alongwith the absolute and exclusive right to use, utilize and enjoy the Terrace admeasuring 8.87 Sq. Mtrs. adjoining to the said flat.
Name of Owner – MRS. JAYSHRI PRAMOD MOHAN KANDARKIYA

(6) Family Unit - Apartment/ Flat No. 6 on Second Floor admeasuring 50.37 Sq. Mtrs. built up area and alongwith the absolute and exclusive right to use, utilize and enjoy the Terrace admeasuring [illegible] Sq. Mtrs. adjoining to the said flat.
Name of Owner – [1] MRS. RATANA RAJU PATIL
[2] MRS. RAJU ANANDA PATIL
Agreement Regd. at Sr. No. 4469 on 08/06/2016.

(7) Family Unit - Apartment/ Flat No. 7 on Second Floor admeasuring 53.65 Sq. Mtrs. built up area
Name of Owner – [1] MRS. VANITA KAILASHNATH CHAVARIYA
[2] MRS. SAIRAJ PRAMOD MOHAN
Agreement Regd. at Sr. No. 413 on 20/01/2017.

(8) Family Unit - Apartment/ Flat No. 8 on the Second Floor admeasuring 63.47 Sq. Mtrs. built up area.
Name of Owner – MR. [illegible]MOHAN KANDARKIYA

(9) Family Unit - Apartment/ Flat No. 9A, on the Third Floor, admeasuring [illegible] Sq. Mtrs. built up
Name of Owner – MR. [illegible] MOHAN KANDARKIYA

(10) Family Unit - Apartment/ Flat No. 9B, on the Third Floor admeasuring 41.71 Sq. Mtrs. built up area and alongwith the [illegible] right to use [illegible] enjoy the Terrace admeasuring 3.5 Sq. Mtrs. adjoining to the said flat.
Name of Owner – MRS. [illegible] MOHAN KANDARKIYA

(11) Family Unit - Apartment/Flat No. 9 on Third Floor admeasuring 77.37 Sq. Mtrs. built up area.
Name of Owner – [1] MRS. KAMALKAMLAL DHANDHANIYA VAISHYA
[2] MRS. SANGITADEVI ARUN KANJI VAISHYA
Agreement Regd. at Sr. No. 8784 on 02/07/2015.

(12) Premium Unit - Apartment/ Flat No. 10, on the Third Floor, admeasuring [illegible] Sq. Mtrs. built up area
Name of Owner – MR. [illegible] MOHAN KANDARKIYA

(13) Family Unit - Apartment/ Flat No. 11, on the Second Floor, admeasuring [illegible] Sq. Mtrs. built up area and alongwith the absolute and exclusive right to use [illegible] enjoy the Terrace admeasuring [illegible] Sq. Mtrs.
Name of Owner – MRS. [illegible] MOHAN KANDARKIYA

(14) Family Unit - Apartment/ Flat No. 12 on the Fourth Floor, admeasuring 77.00 Sq. Mtrs. built up area

Name of Owner – MR. PURSHOTTAM MOHAN [illegible]

(11) Family Unit [illegible] Flat No. 11 on the fourth floor, [illegible] 63.00 Sq. Mtrs. built up area.
Name of Owner – MR. PURSHOTTAM MOHAN [illegible]

<u>COMMON AREAS AND FACILITIES :-</u>

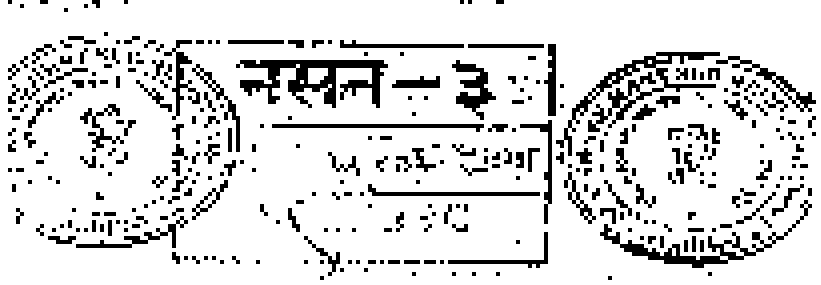
(a) All that common [illegible] the land as described [illegible] and the terrace above the [illegible] building.
(b) [illegible] throughout the building.
(c) The stair case and [illegible] that deed of the building [illegible] the ground to the roof of the building.
(d) Underground water tank [illegible] in the side margin and overhead water [illegible] on the roof of the building.
(e) [illegible] throughout the building.
(f) Sanitary network [illegible] in the side margin.
(g) Electric wiring network [illegible]
(h) [illegible] In General all apparatus and installations existing for common use [illegible]
(i) Common meter for common electric consumption.
(j) [illegible]
(k) Lift [illegible]
(l) Thus common parking is provided. All the flat owners [illegible] No particular space is allotted to any of the flat owners in the parking.

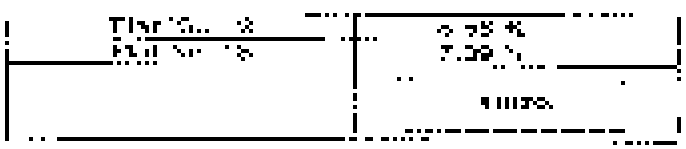
<u>RESTRICTED COMMON AREAS :</u>

- [illegible] parking [illegible] The grantor shall [illegible] terms and conditions as the grantor may deem fit and proper.
- [illegible] the building [illegible] meter and common lights, common water connection, pump set, etc. by collecting [illegible]

[illegible] of a family unit in the general [illegible] common area and facilities [illegible] and facilities [illegible] for voting purposes in the meeting of the Association of Apartment Owners of "[illegible] APARTMENT" [illegible] all family units as follows :-

APARTMENT NO.	PERCENTAGE
Flat No. 1	[illegible] %
Flat No. 2	6.64 %
Flat No. 3	[illegible] %
Flat No. 4	7.23 %
Flat No. 5A	[illegible] %
Flat No. 5B	[illegible] %
Flat No. 6	[illegible] %
Flat No. 7	[illegible] %
Flat No. 8A	[illegible] %
Flat No. 8B	[illegible] %
Flat No. 9	[illegible] %
Flat No. 10	[illegible] %
Flat No. 11	[illegible] %





(a) The proportionate undivided interest in the common areas and facilities appurtenant to each apartment for all purposes provided in this declaration and in accordance with the provisions of the Act is set forth in Exhibit B.

(b) The number and the percentage of undivided interest in the common areas and facilities appurtenant to each apartment as set forth in Exhibit B are not subject to change except as provided in this declaration.

DIVISION : That the Administrator has constructed upon the land described in Exhibit A a building containing apartments and has described in Exhibit B the individual apartments which are to be conveyed in accordance with the provisions of this declaration and which are subject to the provisions of this declaration and of the Act.

EASEMENTS: Each apartment owner is granted an easement in common with the owners of all other apartments in the building, as may be required from time to time for the purposes of support, and shall have the right to use the common areas and facilities for access to his apartment and for such other purposes as are incident to the enjoyment of the apartment owned by him, subject to the rules and regulations from time to time established by the Association of Apartment Owners. Each apartment is subject to an easement in favour of the owners of all other apartments to use the pipes, ducts, cables, conduits, public utility lines and structural components located in any of the apartments and serving more than one apartment, and is subject to an easement in favour of the Association of Apartment Owners to enter any apartment to maintain or repair any such pipes, ducts, cables, conduits, public utility lines or structural components. The Administrator shall have a non-exclusive easement to make such use of the common areas as may be necessary or appropriate for the performance of the duties and functions which he is obligated or permitted to perform pursuant to this declaration.

USE: The apartments shall be used for residential purposes only, and the common areas and facilities shall be used only in a manner consistent with the residential nature of the building.

RESTRICTIONS: That the following restrictions are imposed upon the use of the apartments and the common areas and facilities:

(a) No nuisance shall be allowed upon the property nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

(b) No apartment shall be used for any purpose that increases the rate of insurance upon the property without the written consent of the Association of Apartment Owners. No apartment owner shall permit anything to be done or kept in his apartment or in the common areas which will result in the cancellation of insurance on any part of the property, or which would be in violation of any law.

(c) No waste shall be committed in the common areas.

(d) No sign of any kind shall be displayed to the public view on or from any apartment or the common areas without the prior consent of the Association of Apartment Owners except such signs as may be used by the Administrator in connection with the sale of apartments.

(e) No animals, livestock or poultry of any kind shall be raised, bred or kept in any apartment or in the common areas, except that dogs, cats or other household pets may be kept in apartments subject to rules and regulations adopted by the Association of Apartment Owners.

(f) No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the common areas. The common areas shall be kept free and clear of rubbish, debris and other unsightly materials.

(g) No boats, campers, trailers, motorcycles, trucks, commercial vehicles, buses, boats, inoperable vehicles or other similar equipment shall be parked or stored in any part of the common areas, except such as may be permitted by the Association of Apartment Owners.

(h) Nothing shall be altered or constructed in or removed from the common areas except upon the prior written consent of the Administrator or the Association of Apartment Owners.

(i) No owner shall violate the rules and regulations for the use of the apartments and the common areas as adopted from time to time by the Administrator or the Association of Apartment Owners.

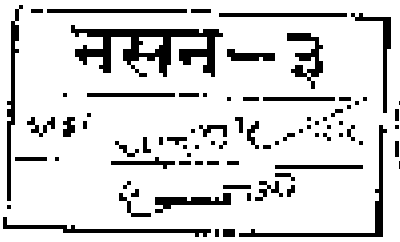
(j) No owner shall violate any of the provisions of any lease or rental agreement affecting any apartment.

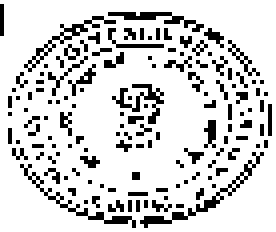
ENFORCEMENT: Each apartment owner shall comply with the provisions of this declaration, the by-laws, decisions and resolutions of the Association of Apartment Owners or its representative, and failure to comply with any of the same shall be grounds for an action to recover sums due, for damages, or for injunctive relief.

CONVEYANCES: That the dedication of the property to the plan of apartment ownership shall be recorded on the property described in Exhibit A of the plan of apartment ownership and any of the provisions of the amended bylaws, all of the apartments and the appurtenant undivided interests in the common areas and facilities shall be conveyed by reference to the number of the apartment, the number of the property from the condominium map and this declaration.

DISTRIBUTION: That in the event any apartment owner shall receive any award or payment from any public body for his condemnation proceeding by virtue of the use or any portion of any of the general or limited common areas and facilities, the Administrator of his family shall

MAINTENANCE: All maintenance of the Association fund is applicable for the Owner of the apartment expenses chargeable to any family unit of the common areas and facilities, and shall pay such proportionate share of the expenses of maintenance and repair of the common areas and facilities as may be determined by the Association of Apartment Owners. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement upon the common areas and facilities, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose. Written notice of any meeting called for the purpose of taking any action authorized under Section 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of the membership shall constitute a quorum. If the required quorum is not present at the meeting, one additional meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the first meeting. Such subsequent meeting shall be held within sixty (60) days following the date of the first meeting. Both assessments for capital improvements and operating maintenance shall be fixed at a uniform rate for all apartments and may be collected on a monthly basis.





for payment of Contribution to Maintenance Fund and Outgoings and the proportion in which such liability shall be borne by the respective Owners.

RESTRICTIONS: That all persons or future owners occupiers tenants lessees assignees or any other person or persons entitled to any right title or interest in the building shall observe and comply with the provisions of this declaration and shall not do or suffer to be done any act or thing which may render void or voidable the insurance of any of the said units or any part of the building or cause any increased premium to be payable in respect thereof and shall not use or permit the use of their respective flat/ units for any purpose which may be illegal or immoral or shall not do or permit to be done any act or thing which may be or become a nuisance or annoyance to the other Owners or occupiers of the said building and shall not make any alterations in the elevation and outside colour scheme of the flat/ unit except with the prior permission of the Association and in accordance with the plans and specifications approved by the Association and shall not make any alterations in the flat/ unit plan without previously obtaining the written permission of the Association and the sanction of the Municipal Authorities and shall not use the flat/ unit or permit the same to be used for any purpose other than residential purpose and shall not use or permit the use of the flat/ unit for any purpose which may cause any damage to the building in which the flat/ unit is situated or any part thereof or in the staircase lobby or any common portion and shall not throw dirt rubbish rags garbage or other refuse or permit the same to be thrown from the flat/ unit in the compound or any portion of the building and shall not store or bring in the flat/ unit any goods which are hazardous combustible or dangerous in nature or which may increase the risk of fire or the premium of insurance on the building and shall not add alter or make any improvement or structural change whatsoever without the previous written permission of the Association and the sanction of the Municipal Authorities wherever necessary and shall not commit or permit any waste of the flat/ unit and shall not store any goods articles or things in the common passages or staircase of the building and shall not obstruct the passages or staircase of the building and shall not place any heavy articles or goods in the passages or staircase of the building which are likely to cause any damage to the building and shall not hang any clothes or other articles in the balconies or outside the windows or other parts of the flat/ unit which may be visible to outsiders and shall not keep any animals or birds in the flat/ unit which may cause nuisance to the occupants of the other flat/ units in the building and shall not put up any name or board or writing or painting or other thing at the outside wall of the building or on the outside wall of the flat/ unit save and except a decent nameplate outside the main door of the flat/ unit and shall not close or permit the closing of verandahs or lounges or balconies or lobbies and common passages which are intended to be left open and shall not alter the elevation and outside colour scheme of the building in which the flat/ unit is situated and shall not affix or draw any wires cables or pipes from or to any flat/ unit to or from any other flat/ unit or any part of the common portions without the written permission of the Association and shall not do or cause to be done anything in the flat/ unit which may cause or tend to cause damage to any flat/ unit or to the building in which the flat/ unit is situated or any part of it or any fittings therein and in the event of committing any act in contravention of any of the aforesaid restrictions the Owner shall be responsible and liable for the consequences thereof.

UNDERTAKING: That if the property adjacent to the place of occurrence is only partly or substantially damaged or destroyed by fire lightning explosion flood or other irresistible force the property shall be reinstated by the Co-operative Apartment Ownership Act 1970.

ASSIGNMENT: That where a flat/ unit is sold by a member he may with the permission of the Association Managers by endorsement on the Share Certificate duly sold, transfer all his rights title and interest therein to the purchaser who shall be admitted to membership of the Association and allotted the flat/ unit and the Share Certificate shall be delivered to the transferee by the Association Managers. However that the above shall not be construed to prevent the association of apartment owners from charging reasonable charge for such assignments and otherwise, unless so provided by laws, and that such charge shall not exceed the limit provided by laws.

NOMINATION: That in the voluntary conveyance of a flat/ unit by a member the flat/ unit shall be jointly and severally transferred in the name of nominees by the association of Managers on the application of the respective share of the nominees mentioned in the time of the grant or conveyance and such nominees shall be entitled to receive from the Association of Managers the flat/ unit allotted. However that the nominees shall be entitled to a statement from the Managers or Board of Managers of the association as the case may be giving details of the amount of the unpaid contribution payable by the flat/ unit owner and such nominees shall not be liable for any unpaid contribution payable by the flat/ unit owner in excess of the amount shown in the statement.

PENALTY CLAUSE: That any breach of this Declaration will entail the same penalty, a penalty not affect as the meaning of this document. Owners and occupiers of flat/ units shall be jointly and severally liable for the same and be responsible and pursuance of the resolutions passed the Board of Managers will be entitled to effect such amendments as in this declaration provided under seal and to get it registered.

SERVICE OF NOTICE: That any notice or other document required to be served upon the Owners occupiers shall be sufficiently served if sent by post to the address subsequently notified by the Owners to the Association of Managers in writing.

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the land measuring Plot No. 3/1 out of R. No. 1 out of 4 total admeasuring 3710.17 Sq. Mtrs. situated at Mouje [illegible] within Kalyan Municipal Corporation and within registration sub-district and District Thane.

On or towards East : By Plot No. 3/2
On or towards West : By Plot No. 24 and 25
On or towards North : By 9.00 Mtr. Road
On or towards South : By Plot No. 3/1 and 7.00 mtr Road

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IN WITNESS WHEREOF THE GRANTOR HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
MR. PURUSHOTTAM MORAR BANDHARIYA
(GRANTOR)

WITNESSES :-

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EXHIBIT "H"

BYE-LAWS OF ARYA APARTMENT CONDOMINIUM

CHAPTER I

1) SHORT TITLE & APPLICATION

These bye-laws may be called "The Bye-laws of the "ARYA APARTMENT CONDOMINIUM. The provisions of these bye-laws apply to the "ARYA APARTMENT CONDOMINIUM".

All owners or future owners, tenants, future tenants or their employees or any other person that might use the facilities of the building in any manner are subject to the regulations set forth in these bye-laws.

The mere acquisition or rental or residing on license of any of the units (Flats) or the mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified and will be complied with.

2) DEFINITIONS :

In these bye-laws, unless there is anything repugnant in the subject or context
a) "Act" means the Maharashtra Apartment Ownership Act, 1970
b) "Association" means the association of all the Apartments Owners Constituted by such owners for the purpose of "ARYA APARTMENT CONDOMINIUM".
c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartments i.e. the "ARYA APARTMENT".
d) "Building" means the Building located on Plot No. 36 out of S. No. 157/4 total admeasuring 372.47 Sq. Mtrs. situated at Nanavati, and known as the "ARYA APARTMENT CONDOMINIUM" and includes the land appurtenant thereto.
e) "Declaration" means the declaration by which the sole owners of the building or all the owners of the building have executed & registered as provided in Section 2
g) Owner or "Apartment Owner" means the person who owns apartment in the "ARYA APARTMENT CONDOMINIUM".
h) "Section" means a section of the Act.
i) "Unit" means an Flat, more fully described "ARYA APARTMENT CONDOMINIUM".
j) "Register" means the Register of the Co-op. Societies.

3) Words & expressions used in these bye-laws but not defined herein shall have the meanings respectively assigned to them in the Act.

4) APARTMENT OWNERSHIP :

The Building known as the Plot No. 36 out of S. No. 157/4 total admeasuring 372.47 Sq. Mtrs. situated at Dahisar, known as the "ARYA APARTMENT" CONDOMINIUM is submitted to the provisions of the Act.

5) OBJECTS OF ASSOCIATION :

1) The objects of the Association shall be :

a) To be and act as the association of the Apartment Owners of the building called "ARYA APARTMENT", on Plot No. 36 out of S. No. 157/4 total admeasuring 372.47 Sq. Mtrs. situated at Dahisar, (hereinafter called the "Said Land") who have filed Declaration under section 2 thereof in relation to the provisions of the Act.

b) To enroll as Owners [illegible]



[illegible]

c) To provide for the maintenance, repair and renewal of the common areas and facilities by contributions from the apartment owners and to supervise, administer and regulate the same;

d) To provide, if possible, suitable premises in the common areas to be allocated for commercial purposes and to distribute the common profits after deducting the common expenses thereof and the other outgoings as aforesaid pertaining to the common areas and facilities and to form a fund;

e) To provide for the matters specified in Clause (b) of Section 38 of the Societies Act of Section 11;

f) To administer with regard to the interest of the Apartment owners and the common funds to any apartment owner in case of emergent necessity as to provide for the replacement thereof in lump sum or by installments;

g) To establish, form, invest, the said accounts or jointly with the Institutions or Banks, Co-operative Societies, Societies as may be permissible for the activities of the Association Members;

h) To frame rules, bylaws for approval at the General meeting of the Association for the better regulating the management Authority & duty obtained & provident fund and gratuity fund, if necessary for the benefit of the employees of the Association;

i) To do all the things necessary or incidental thereto provided their ordinary powers for the administration of the property shall be exercised.

j) The Association shall not exceed the scope of the objects as set out herein above and shall carry out the provisions of these bye laws for the purpose.

5) MEMBERS OF THE ASSOCIATION :

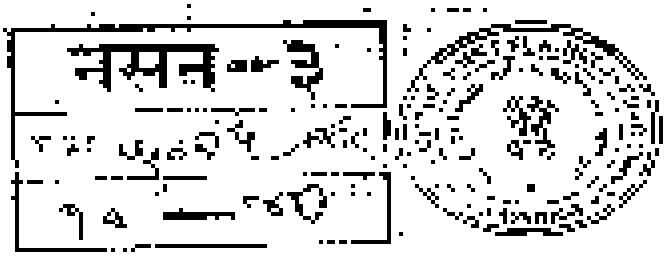
All persons who have purchased apartments in the "ARYA APARTMENT CO-OPERATIVE HOUSING SOCIETY" according to the Agreements shall be entitled to their apartments by provisions of the Act shall automatically be the shareholders of the Association and shall pay the amount of One Rupee as entrance fee for each purchase at least one share of the face value of Rs. 100/- each. Each apartment owner shall receive a copy of bye laws and certificate of the transfer of apartment.

Upon any Apartment owner selling his apartment or absolutely assigning the property in favour of the intending purchaser, the Purchaser or Donee shall automatically become a member of the Association. He shall be admitted as member on payment of the entrance of One Rupee. The shares held by the Apartment owner shall be transferred in the name of such purchaser or donee on production of the receipt of the payment.

For the sake of convenience, the apartment owner shall not be entitled to the number of persons to which he has been entitled in the Agreement. The legal representatives of the estate of the deceased apartment owner shall be entitled to the apartment owned by the deceased subject to the provisions of Bylaws and the rules of the "ARYA APARTMENT CO-OPERATIVE HOUSING SOCIETY" as apartment owners in the Agreement. Where any legal representative, the Association owner shall be entitled to the provision of such rights.

6) JOINT APARTMENT OWNERS:

Where an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the said apartment and the name of the person first in order in the Agreement, but the person whose name is first appearing in the said agreement shall have the right to vote.



9) RESTRICTION OF USE AGAINST COMPLAINANT :-

Every apartment owner shall hold at least one share of the Association. (Joint apartment owners holding one share jointly).

8) DISQUALIFICATIONS :

No apartment owner shall be entitled to vote on any questions of the business of the association if he is not in the possession of his Certificate of Share and Allotment Letter, or if he is in arrears of payment of any dues to the Association or any other amount payable to the Association in connection with the apartment, for more than Sixty days on the record day of the Board would take place.

CHAPTER - II
VOTING RIGHTS AND PROXIES

9) VOTING :

Voting shall be on a percentage basis and the percentage of vote to which the owner is entitled is the percentage assigned to the family unit owned by him in the Declaration.

10) PROXIES :

Except as otherwise provided in these by-laws the presence in person of a majority of owners shall constitute a quorum.

11) VOTING TO BE IN PERSON:

Subject to ... in person.

CHAPTER - III
ADMINISTRATION

12) POWERS & DUTIES OF THE ASSOCIATION :

The Association shall have the responsibility of administering the PARIVA Apartments, approving the annual budget, establishing and collecting monthly maintenance and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the association shall require approval by a majority of the owners, casting votes in person.

13) PLACE OF MEETINGS :

Meeting of the association shall be held at suitable place convenient to owners as may from time to time be designated by the Association.

14) ANNUAL MEETINGS :

The first Annual meeting of the association shall be held within a period of one months from the date of registration of the declaration. Thereafter the annual meeting of the association shall be held on the 1st day of May of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners a Board of Managers in accordance with the requirements of these by-laws. The owners may also transact such other business of the Association as may properly come before them.

15) SPECIAL MEETINGS :



It shall be the duty of the President to call a special meeting as directed by resolution of the Board or upon a petition signed by a majority of the members and having been presented to the Secretary, or at the request of the Housing Commissioner, or by the Corporate Body, the Registrar or any Officer duly authorized by him in his behalf. The notice of any special meeting shall state the date and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice thereof. Provision will be made for different members present in person

(6) MANNER OF NOTICE :

It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each member entitled to vote thereat, at least 7 days prior to such meeting. The mailing or sending of such notice in the manner provided in this By-Law shall be considered notice served. Notices of all the meetings, shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

(7) ADJOURNED MEETINGS :

If any meeting of members cannot be organized because a quorum has not attended, they present may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called. At such adjourned meeting at which a quorum is present, any business may be transacted that might have been transacted at the meeting as originally called.

(8) ORDER OF BUSINESS:

The order of business at all meetings of the members shall be as follows:

a) Roll call
b) Proof of service of notice, or waiver of notice
c) Reading of minutes of preceding meeting
d) Reports of Committees
e) Reports of the Housing Commissioner, or the organization of the Officer who is charged by the Court if present.
f) Report of Committees.
g) Election of Board of Managers
h) Unfinished Business, if any.
i) New Business

CHAPTER IV
BOARD OF MANAGERS

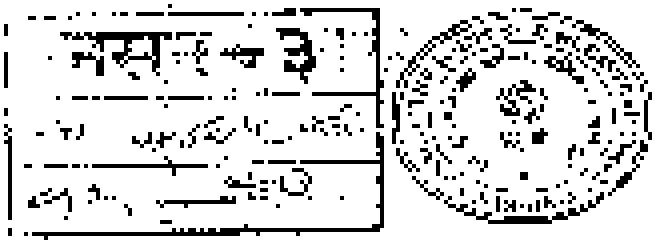
(9) MANAGEMENT OF ASSOCIATION :

The affairs of the Association shall be governed by a Board of Managers.

(10) POWERS AND DUTIES OF BOARD :

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or these By-Laws directed to be exercised and done by the members.

(11) NUMBER :



In addition to duties imposed by these bye-laws or by the resolutions of the association the Board shall be responsible for the following matters :

a) To keep minutes of all meetings of the "AKRA APARTMENT OWNERS ASSOCIATION" and the common areas and facilities and the restricted common areas and facilities.
b) Collection of monthly assessment from the owners.
c) Declaration of budgetary requirements for each calendar of the annual necessary for the maintenance and operation of the "AKRA APARTMENT OWNERS ASSOCIATION" and the common areas and facilities and the restricted common areas and facilities.
d) To provide for the means to attack the audit and the annual or other association shall be carried out.
e) To inspect the accounts kept by the managing agent for the maintenance and operation and to take steps for the accuracy of all items due to the association.
f) To execute the banking agreement, cheque books and deposit slips either with the managing agent.
g) To make such written up annually and to submit duly by one of the members of the Board authorized in that behalf.
h) To hear and deal with complaints.

22) MANAGER :

The Board may employ for the association a manager or other employee and delegate to the Board to perform such duties and services as the Board shall authorize including but not limited to the duties listed in the bye-law 21.

23) NOMINATION & TERM OF OFFICE :

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of rest Managers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager. A successor shall be elected to serve a term of three years. The Managers shall hold office until their next meeting. If an improper there is no provision that the terms of office shall or should be established in a manner to assure that they will expire in different years.

24) VACANCIES :

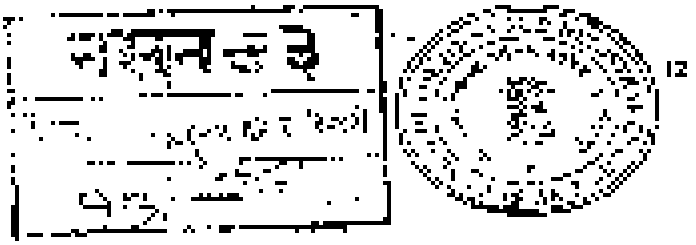
Vacancies in the Board caused by any reason other than the removal of a Manager by a vote of the association shall be filled by vote of the majority of the remaining managers, even though they may constitute less than a quorum and each person so elected shall be a Manager for the remainder of the term of the Manager so removed and until a successor shall be elected at the next annual meeting of the association.

25) REMOVAL OF MANAGERS :

At any regular or special meeting duly called any one or more of the Managers may be removed with or without cause by a majority of the association members and a successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26) REGULAR MEETINGS :

The first regular meeting of the Board may be held without notice immediately after the annual meeting of the association at such place as shall be determined. Regular meetings of the Board may be held at such time and place as shall be fixed from time to time by a majority of the Managers, but at least two such meetings shall be held during each year. Notice of regular meetings of



the Board shall be given to each Manager personally or sent to him by telephone, at least three days prior to the day named for such meeting.

(c) Special Meetings :

Special Meetings of the Board may be called by the President on three days notice to each Manager, either personally or by mail or telegram. In like manner and on like notice the President shall be required to call a special meeting of the Board when requested to do so by any two Managers. Special Meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Managers.

(d) Waiver of Notice :

Before or at any meeting of the Board, any Manager may in writing waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at a meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

(e) Quorum :

At all meetings of the Board, one-third of the entire strength of the Managers shall constitute a quorum for the transaction of business, except as otherwise provided by law. Every act or decision done or made by a majority of the Managers present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board. If a quorum shall not be present at any meeting of the Board, the Managers present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present. At any such adjourned meeting at which a quorum is present any business may be transacted which might have been transacted at the meeting as originally called but not transacted without further notice, provided there is a quorum present.

(f) Fidelity Bonds :

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

ARTICLE V
OFFICERS

(a) Designation :

The principal officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board. The Board may appoint an Assistant Treasurer and an Assistant Secretary and such other officers as in their judgement may be necessary. In the case of an association of one hundred members or less, the officers of Treasurer and Secretary may be filled by one person.

(b) Election of Officers :

The officers of the Association shall be elected annually by the Board of the Organisation meeting of each new Board and shall hold office at the pleasure of the Board.

(c) Removal of Officers :

Upon an affirmative vote of a majority of the members of the Board, any officer may be removed either with or without cause, and his successor elected



[illegible] any regular meeting of the Board or any special meeting of the Board called for that purpose.

34) **PRESIDENT** :

The President shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all the general powers and duties of management usually vested in the office of President of a corporation, including but not limited to the power to appoint committees from among the members from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association.

35) **VICE PRESIDENT** :

The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board shall appoint some other member of the Board so to act on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by Board.

36) **SECRETARY** :

The Secretary shall keep the minutes of all meetings of the Board and the Minutes of all the meetings of the Association, he shall have charge of such books and papers as the Board may direct and he shall, in general, perform all the duties incidental to the office of the secretary.

37) **TREASURER** :

The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of all the receipts and disbursements in books belonging to the Association. He shall be responsible of the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board.

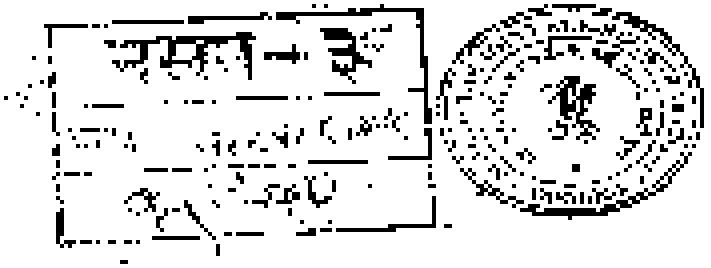
CHAPTER IV
OBLIGATIONS OF THE APARTMENT OWNERS

38) **ASSESSMENTS** :

All payments shall be utilized to pay monthly maintenance charges for the Association to operate the properties standing in "AMBER APARTMENT CONDOMINIUM", which may include the following procedures as a policy to pay upon work and accumulated wages in case of bankruptcy, lay-off, lockouts or other hazard or casualty. The assessments shall be made proportionately according to the value owned, as stipulated in the condominium. Such assessments shall include monthly payments to a Chairman Operating Reserve Fund to be used for purposes of:

39) **MAINTENANCE AND REPAIR** :

1) Every owner must promptly perform all maintenance, repair work within his own unit, which if omitted would affect the "AMBER APARTMENT CONDOMINIUM" in whole or in part, being responsible for the damages and liability that his failure to do so may cause.



(g) All the expenses of the removal of the snow and ice on the common walks, gas, power services, replacement and maintenance of the common walks, doors, windows, lamps and all other accessories belonging to the common areas shall be at the expense of the apartment owners association.

(h) An owner shall reimburse the Association for any expenses incurred in repairing or replacing any common property damaged through the fault of such owner.

4. (a) USE OF PARKING AREA-PERSONAL CHATTELS :

(i) All parking spaces in the ground floor, shop premises shall be allocated for residential purposes only.

(ii) An owner shall not erect any structure and shall not alter or remove any part or installation located thereon without previously notifying the Association in writing, through the President of the Board of Management or Secretary. If the Association shall not have the objection as to the same within thirty days and unless it do so within the stipulated time shall mean that there is no objection to the proposed modifications, alterations or installation.

(b) USE OF COMMON AREAS AND FACILITIES AND EQUIPPED COMMON AREAS AND FACILITIES :

An owner shall not place or cause to be placed or store or keep in the lobbies, vestibules, stairways, corridors and other areas of "ARYA APARTMENT CONDOMINIUM" and facilities of a similar nature both common and restricted or any portion thereof, articles of any kind which areas shall be used for ingress and egress of the owners through them.

(c) RIGHT OF ENTRY :

(i) An owner shall grant the right of entry to the Manager or to any other person authorized by the Board or the Association in case of any emergency originating in or threatening his unit whether the owner is present at the time or not.

(ii) An owner shall permit other owners or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, no such request shall be necessary.

5. RULES OF CONDUCT :

(i) No resident of the "ARYA APARTMENT CONDOMINIUM" shall post any advertisement or poster of any kind in or on the building except as authorized by the Association.

(ii) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television sets and amplifiers that may disturb others, moreover keeping of pets animals shall abide by the Municipal Sanitary bye laws or regulations.

(iii) It is prohibited to hang garments or other articles from the windows balconies or from any of the doors of the building and generally "ARYA APARTMENT CONDOMINIUM".

नसन - ३

4) [illegible] and condominium.

5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and [illegible] municipal location.

6) [illegible] telephone installation, [illegible] on the exterior of the "ARYA APARTMENT CONDOMINIUM" [illegible] passed through the walls or the roof of that condominium except as authorized by the Association.

CHAPTER - VII
FUNDS AND THEIR INVESTMENTS

44) FUNDS :

Funds may be raised by the Association in all or any of the following ways namely :

a) By shares
b) By contributions and donations from the apartment owners
c) [illegible] which shall form the nucleus of the reserve funds.
d) By raising loans [illegible] subject to such terms and conditions as the association with the approval of the Competent Authority may determine in this behalf

45) INVESTMENT :

The association may invest or deposit its funds in one or more of the following :

a) In the Central Co. Op. Bank or in the State Co. Op. Bank or in the State Co. Op. Bank or any other Schedule Bank decided by the meeting.
b) In any of the securities specified in Section 20 of the Indian Trusts Act 1882.
c) [illegible] other than those referred to in clause [illegible] approved for this purpose by the association.

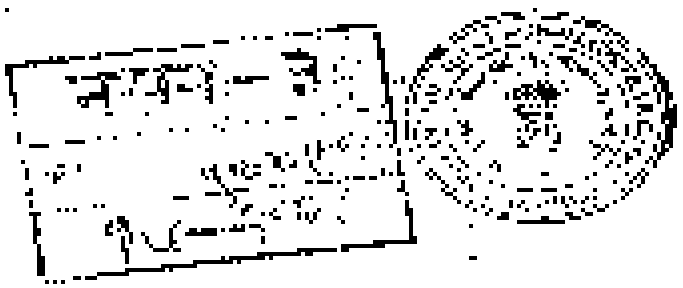
47) APPLICATION :

Should there be any Federation of Apartment Owners in the locality in which the "ARYA APARTMENT CONDOMINIUM" is situated, the association may, after consulting the competent authority, become a member thereof and pay [illegible] from time to time payable by it under the rules thereof.

48) ACCOUNTS :

1) A banking account shall be opened by the association in which all moneys received on behalf of the association shall be paid [illegible] the Secretary may retain in his possession an amount not exceeding Rs. 500/- for petty expenses. All payment above Rs. 500/- shall be made by cheque by the Secretary and one member of the board.

2) Each apartment owner shall have a pass book in which the Secretary shall enter amount paid to or received by him for his share in receipts of profits [illegible] and contributions towards common expenses and [illegible] assessment and other [illegible] in respect of his apartment.



[illegible] The association shall cause to be prepared [illegible] annual financial statement in respect of the [illegible] and [illegible] transactions.

a) The profit and loss account ;
b) The receipts and expenditure of the previous [illegible] years ;
c) [illegible] of the property and assets and liabilities of the [illegible] association giving such particulars as will disclose the general nature of such liabilities and assets and how the value of [illegible]

f) The audited financial statement shall be open to the inspection of any member of the association during office hours and at the [illegible] of the association and a copy thereof shall be forwarded to the member if he so desires not less than 15 days before every [illegible]

g) Every financial statement shall be accompanied by a [illegible] balance sheet as at the aforesaid [illegible] There shall also accompany the financial statement in a similar manner a report by [illegible] thereon. The financial statement shall show up to date [illegible] liability and expenses of common [illegible] are incurred.

h) MAINTENANCE OF ACCOUNTS AND REGISTERS :

A copy of the [illegible] financial statement and [illegible] report of the auditors thereon, shall be kept at a conspicuous place in the office of the association

i) APPOINTMENT OF AUDITOR :

The association [illegible] at the general meeting [illegible] auditor who shall audit the accounts of the association and [illegible] to be prepared by the [illegible] as aforesaid provided that [illegible] the annual return and certify the same, with the [illegible] relating thereto and shall [illegible] as may be found by him to be correct, duly vouched and in accordance with law, or [illegible] report to the association in which respect he finds it incorrect, incomplete or not in accordance with law.

j) POWERS OF AUDITOR :

The auditor shall be entitled to [illegible] any papers or documents belonging to the association relating to the common areas and facilities including limited common areas and [illegible] and common expenses and shall make [illegible] to the association upon [illegible] in connection with the accounts referred to [illegible] as he may deem necessary.

[illegible]
MEETINGS

k) NOTICE TO ASSOCIATION :

Any owner who mortgages [illegible] shall notify the association [illegible] of the mortgage, the name and address of the mortgagee and the association shall maintain such information in a book entitled "Mortgagees [illegible]".

l) NOTICE TO OWNERS ASSOCIATION :

The association shall on the request of mortgagee of a unit [illegible] any unpaid assessment due from the owner of such unit.

CHAPTER IX



COMPLIANCE

54) **COMPLIANCE :**

These bye laws are duly framed to comply with the requirements of the Maharashtra Apartment Ownership Act 1970. In case any of these bye laws conflict with the provision of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.

55) **SEAL OF THE ASSOCIATION :**

The Association shall have a common seal which shall be in the custody of the Secretary and shall be used only under the authority of resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for and on behalf of the Association by two members of the Board and the Secretary or such other person authorised by the Board from time to time in that behalf.

CHAPTER IX
AMENDMENT TO BYLAW OF APARTMENT OWNERSHIP

56) **AMENDMENT OF BYE LAWS :**

These bye laws may be amended by the Association in duly convened Meeting for such purpose and no amendment shall take effect unless approved by Members exercising at least 75 percent of the total value of all votes in the HARYA APARTMENT CONDOMINIUM as shown in the Declaration.

घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार ना. नोंदणी महानिरीक्षक मुद्रांक, पुणे यांचेकडे दि. ../../२०१७ रोजीचे परिपत्रकानुसार अंदाजे मिळकत किंमत रु. ..../- व नोंदणीसाठी लागणारे मुद्रांक शुल्क रु. ..../- चलनाने भरणा केलेला आहे. याबाबत दिलेल्या/घेतलेल्या कागदपत्रांचे अवलोकन केले असता खालील बाबी आढळून आल्या आहेत.

सदर मिळकतीचा कब्जेपत्र किंवा खरेदीखत करताना नोंदणी अधिनियमानुसार आवश्यक असलेली मिळकतीची मालक/भाडेकरू/कब्जेदार/कब्जेदार/वहिवाटदार यांची यादी मालकी (Title) तसेच मिळकतीचे व्यवहार करू दिलेला कुलमुखत्यारपत्र धारक (Power Of Attorney Holder) यांचा तपशील व ते करत असलेला व्यवहार याबाबत आवश्यक असलेली कागदपत्रे सादर केली नाहीत व ती कागदपत्रे आपण दि. ../../२०१७ रोजीचे परिपत्रकानुसार सादर करणे बंधनकारक आहे. याबाबत, यापूर्वी घेतलेले मिळकत मालक व कुलमुखत्यारपत्रधारक यांचेकडून सादर केलेले मूळ दस्त, त्यांच्या प्रती, सोबत जोडले आहेत व कुलमुखत्यारपत्रधारकाने केलेला व्यवहार/दस्त नोंदणी अधिनियम १९०८ व नोंदणी महानिरीक्षक मुद्रांक, पुणे यांचे परिपत्रकानुसार पूर्ण करण्याचे हमीपत्र लिहून घेतले आहे.

सदर दस्तऐवजात जी नोंदणी करायची दस्त क्र. ..../२०१७ असल्याचा उल्लेख आहे. त्याबाबत खात्री केली. त्यानुसार दस्त क्र. ..../२०१७ असल्याचे आढळून आले. त्याबाबत सह दुय्यम निबंधक यांचेकडे चौकशी केली असता, त्यांनी सांगितले की, सदर दस्त क्रमांक हा चुकीने टाकला गेला आहे. प्रत्यक्षात सदर दस्त क्रमांक ..../२०१७ असा आहे. त्याबाबत सह दुय्यम निबंधक यांनी दस्त क्रमांक दुरुस्त करून घेतला आहे.

सदर दस्तऐवजात नोंदणी अधिनियमाचे कलमानुसार आवश्यक असलेली मुद्रांक शुल्काची रक्कम भरलेली आहे. व मिळकतीच्या खरेदीदाराची संपूर्ण माहिती, व्यवसायाचा, पूर्ण पत्ता, पॅन नंबर, आधार नंबर, मोबाईल नंबर इत्यादी माहिती दस्तामध्ये नमूद केली आहे. तसेच मालक नोंदणी नियम १९६१ चे नियम ४४ नुसार कलमानुसार आवश्यक असलेली माहिती दस्तामध्ये नमूद केली आहे.

नोंदणी नियम १९६१ चे नियम ४४ चे पेटीकोडे मध्ये भरलेले आहेत. तसे न भरलेल्यास दिलेल्या सिस्टीमनुसार दस्तऐवजातील मिळकतीचे मालक/कुलमुखत्यारधारक यांचे मालकी व मालकीबाबतची कागदपत्रे ही नोंदणी अधिनियमाची पायमल्ली झाली, याची सर्व जबाबदारी पूर्णपणे माझी/आमची राहील.

त्याचप्रमाणे मिळकतीची हद्द दोन्ही बाजूंनी चतुःसीमा/चतुर्सीमा/चतुर्सीमा व त्या अनुषंगाने दिलेल्या दस्तामध्ये योग्यरित्या हॉल शाबतीने दुरुस्ती करून सादर करण्याबाबत सांगितले असता त्याप्रमाणे सादर दस्तात बदल करून देण्यात आले आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार दस्त नोंदणी नाकारलेल्या अधिकाऱ्याकडे लेखी अपील केल्या नोंदणी नाकारलेल्या दस्तामध्ये दस्त क्रमांक ..../२०१७ चे कलम ८२ नुसार कोणतेही अपील करण्यात आलेले नाही/आलेले आहे. व त्याबाबत दस्त नोंदणी नाकारण्याचे कारण: यापैकी आहेत व ती आम्हाला पूर्ण करता आली.

त्यामुळे मी/आम्ही नोंदणी अधिनियमाचे कलमानुसार सादर केलेले दस्त क्रमांक ..../२०१७ हे कलम ८२ चे अपीलात दाखल करण्यात आलेले नाही. त्यामुळे हे दस्तऐवज/व्यवहार रद्द झाल्यास मला/आम्हाला पूर्णपणे जबाबदार आहे. त्याबद्दल मी दस्तऐवज/व्यवहार रद्द झाल्याचा मला/आम्हाला कोणताही मोबदला मिळणार नाही.

लिहून देणार...

लिहून घेणार...

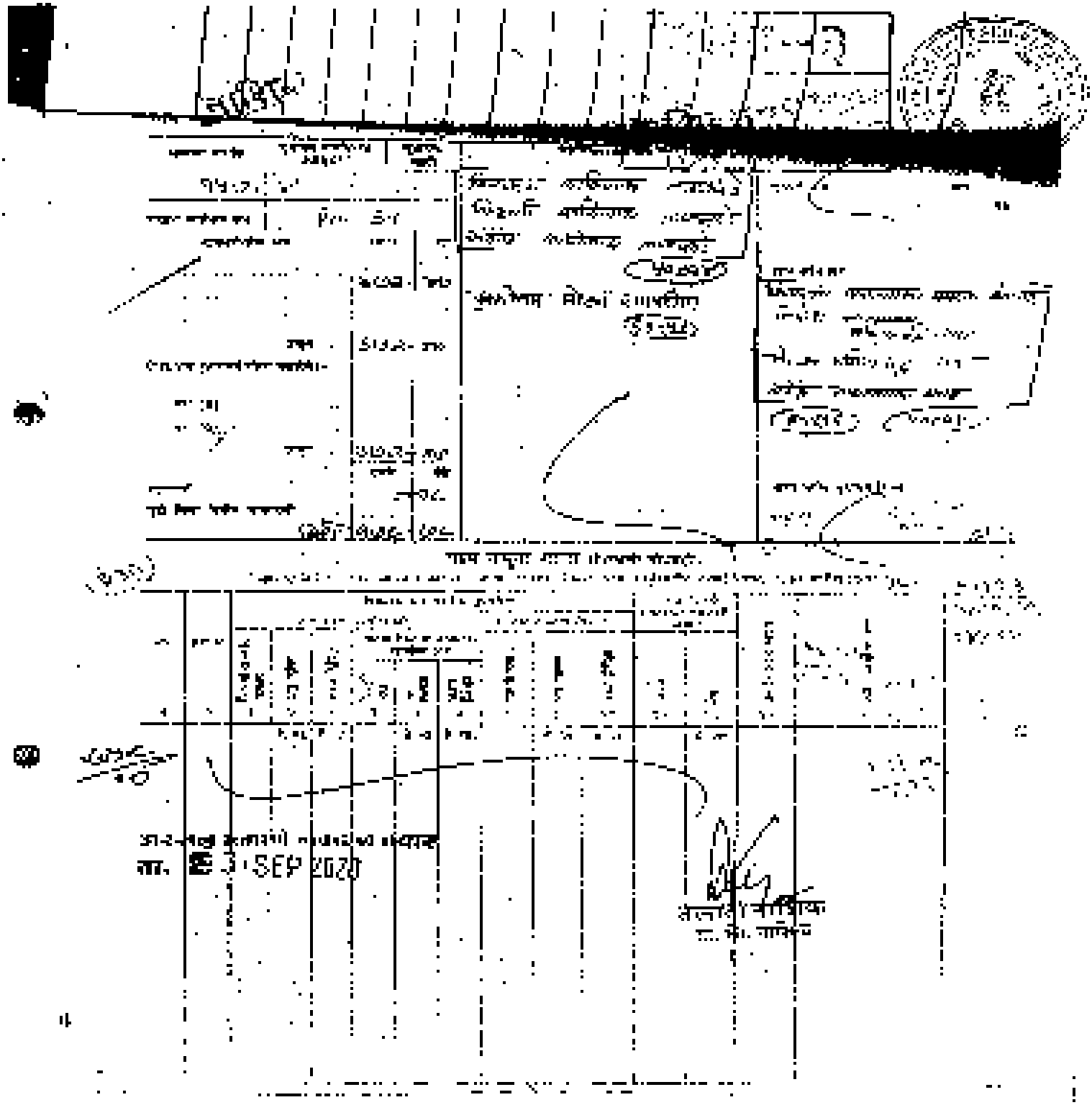


दस्त क्र. ... ३ ... २०२०

घोषणापत्र

आम्ही श्री. ...., धंदा शेती व व्यापार, रा. नाशिक याद्वारे घोषित करतो की, दुय्यम निबंधक नाशिक यांचे कार्यालयात .... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. .... यांनी दिनांक .... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे, निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णतः वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक ..../..../२०२० कुलमुखत्यारपत्रधारकाची सही व नाव



नाशिक महानगरपालिका, नाशिक

नगररचना विभाग [illegible]

No. 25070 (पूर्ण/भागशः) [illegible]

जा.क्र. [illegible] / 2000

श्री./श्रीमती [illegible]

[illegible]

संदर्भ : आपला दिनांक [illegible]

महोदय,

[illegible] सर्व्हे नं. [illegible] / [illegible] प्लॉट नं. [illegible] मधील [illegible] इमारतीचे बांधकाम [illegible] प्रमाणे [illegible] वापर [illegible] प्रमाणपत्र देण्यात येत आहे.

१) [illegible] क्षेत्र [illegible] चौ.मी.

२) [illegible] क्षेत्र [illegible] चौ.मी.

1) [illegible]

2) [illegible]

3) [illegible]

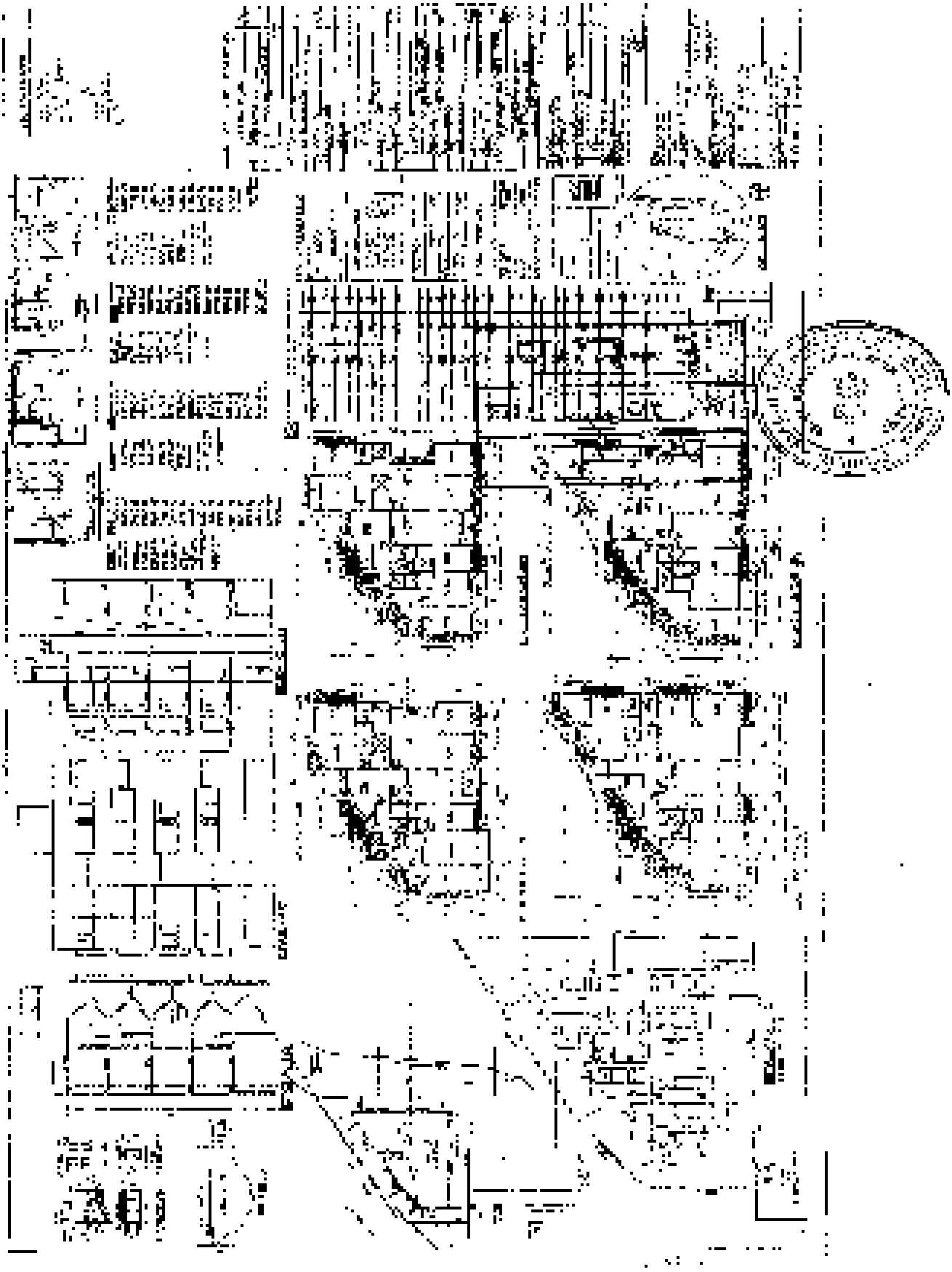
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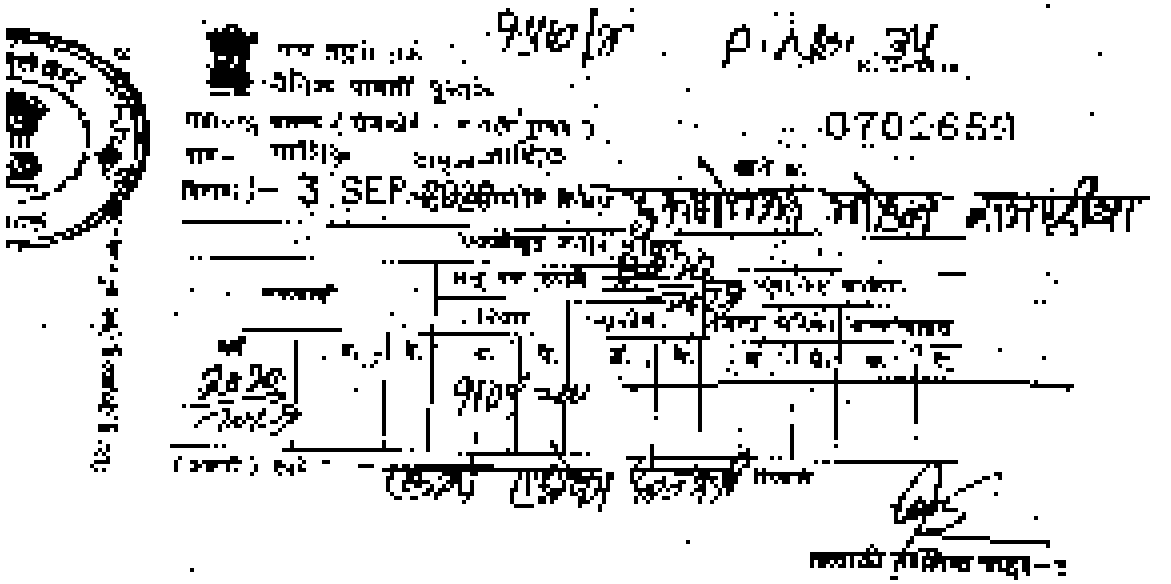
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6) [illegible]

7) [illegible]

कार्यकारी अभियंता
नगररचना विभाग
नाशिक महानगरपालिका, नाशिक



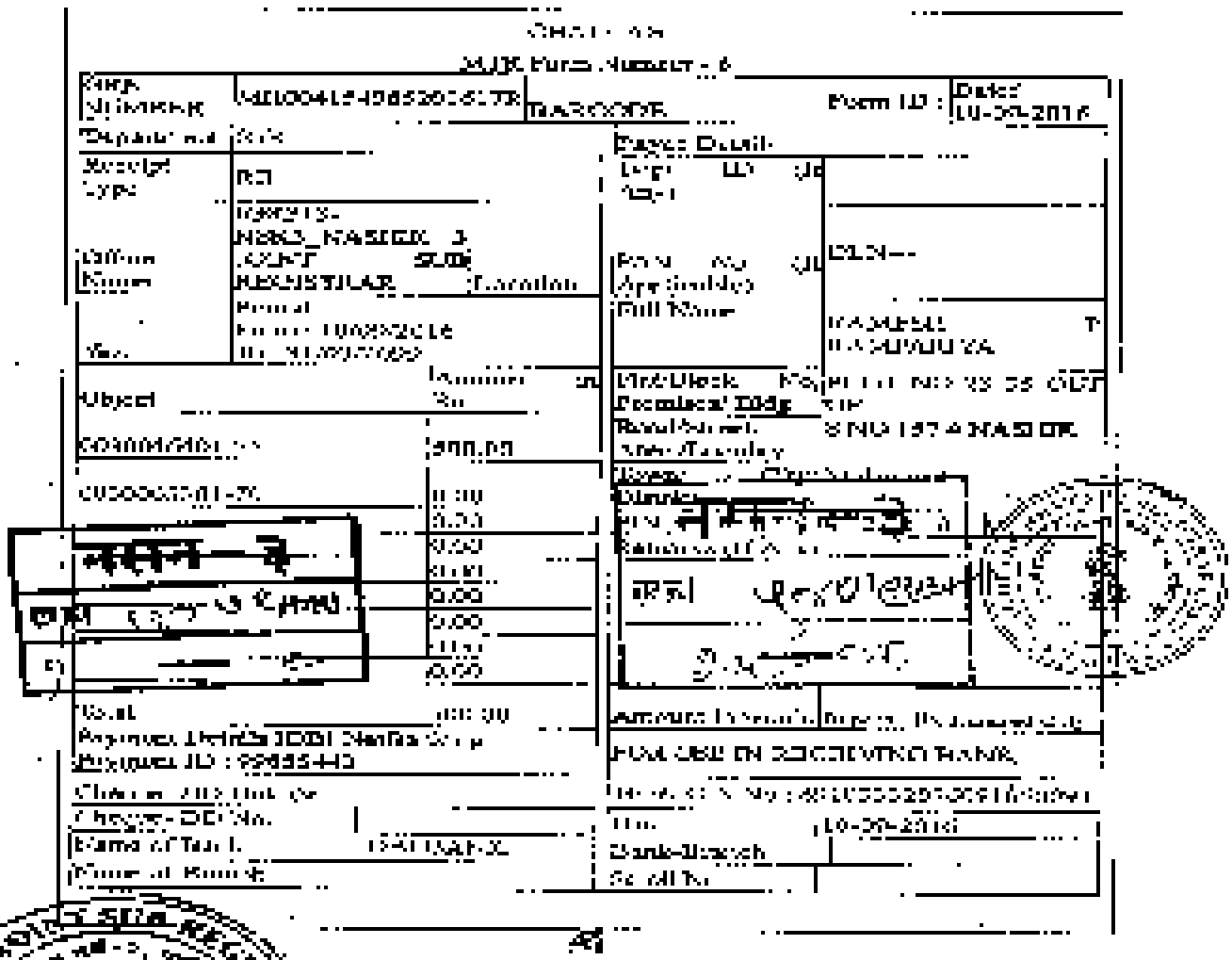


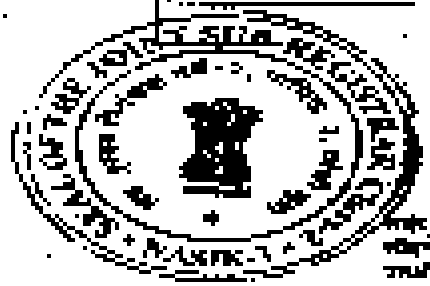

चलन – 2



Hot Payment Successful. Your Payment Confirmation Number is 83993351

IDBI BANK





प्रतिलिपि प्रति

[illegible]

[illegible]

नसन – ३

स्पेशल मुखत्यारपत्र

स्पेशल मुखत्यार पत्र आज तारीख [illegible] माहे [illegible] सन [illegible] रोजी [illegible] नाशिक मुक्कामी:-

श्री. [illegible] पुरुषोत्तम रामपरीशा, वय [illegible]
धंदा व्यापार, रा. [illegible] नाशिक .....लिहून घेणार
[illegible] नाशिक

श्री. पुरुषोत्तम [illegible] रामपरीशा, वय [illegible]
धंदा व्यापार, रा. [illegible] .....लिहून देणार
[illegible] रोड, पंचवटी, नाशिक ३
पॅन – AAUPR 9667 [illegible]

कारणे स्पेशल मुखत्यार पत्र लिहून देतो की,

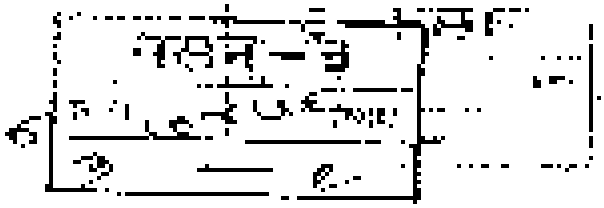
(१) मिळकतीचे वर्णन :-

[illegible] नाशिक [illegible] नाशिक [illegible] नाशिक [illegible] मिळकत [illegible] ११४०/१८ [illegible] [illegible] मिळकत [illegible]

पूर्वेस	–	[illegible]
पश्चिमेस		[illegible]
दक्षिणेस	–	[illegible]
उत्तरेस		[illegible]

[illegible]

OFFICE OF THE JOINT SUB-REGISTRAR ... NASHIK-3







नमुना – ३



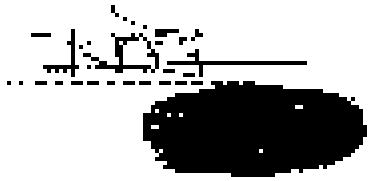


श्री.पुरुषोत्तम मोहन रामचंदानी
विक्रय करणार





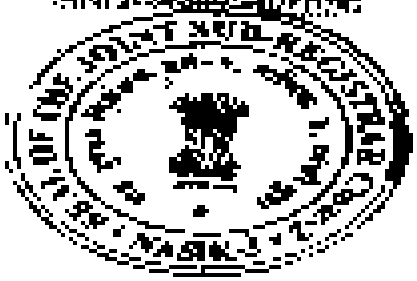
श्रीमती.रमेश पुरुषोत्तम रामचंदानी
खरेदीदार



साक्षीदार:

१.

२.



PERMANENT ACCOUNT NUMBER

AODPR7556B

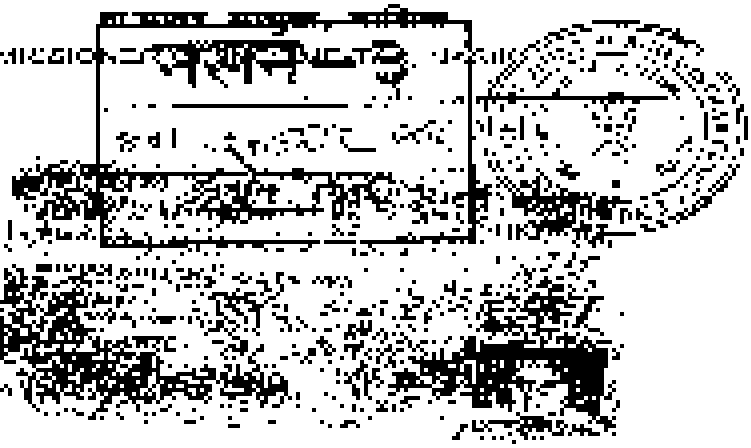
RAMESH PURUSHOTTAM
RAMPARIYA

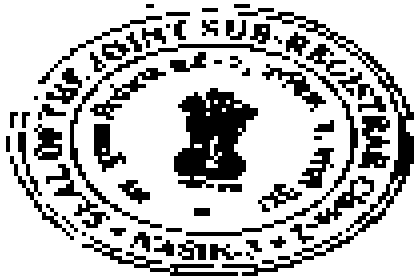
FATHER'S NAME

PURUSHOTTAM MOHAN RAMPARIYA

17-01-1974

नमन — ३

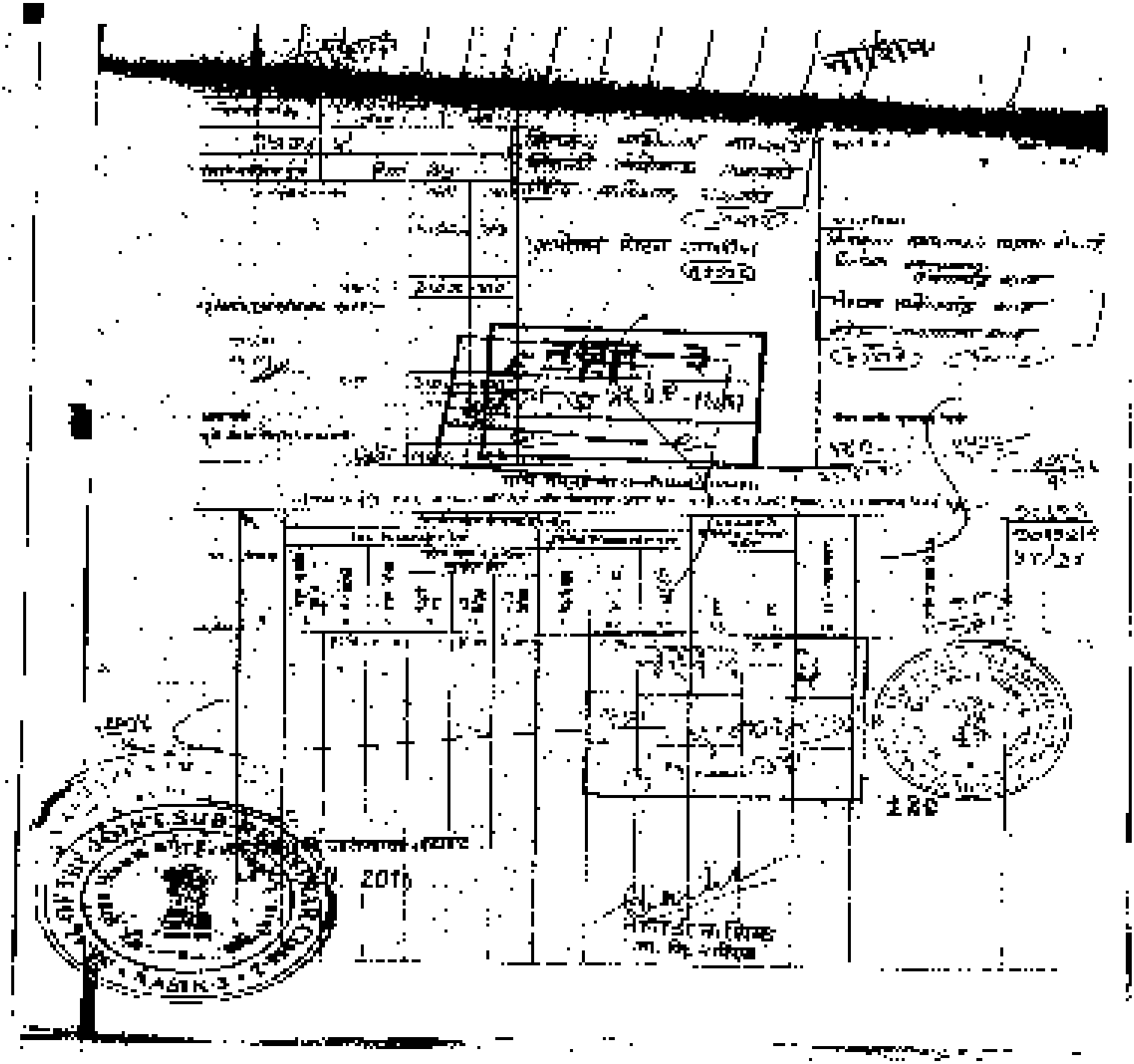


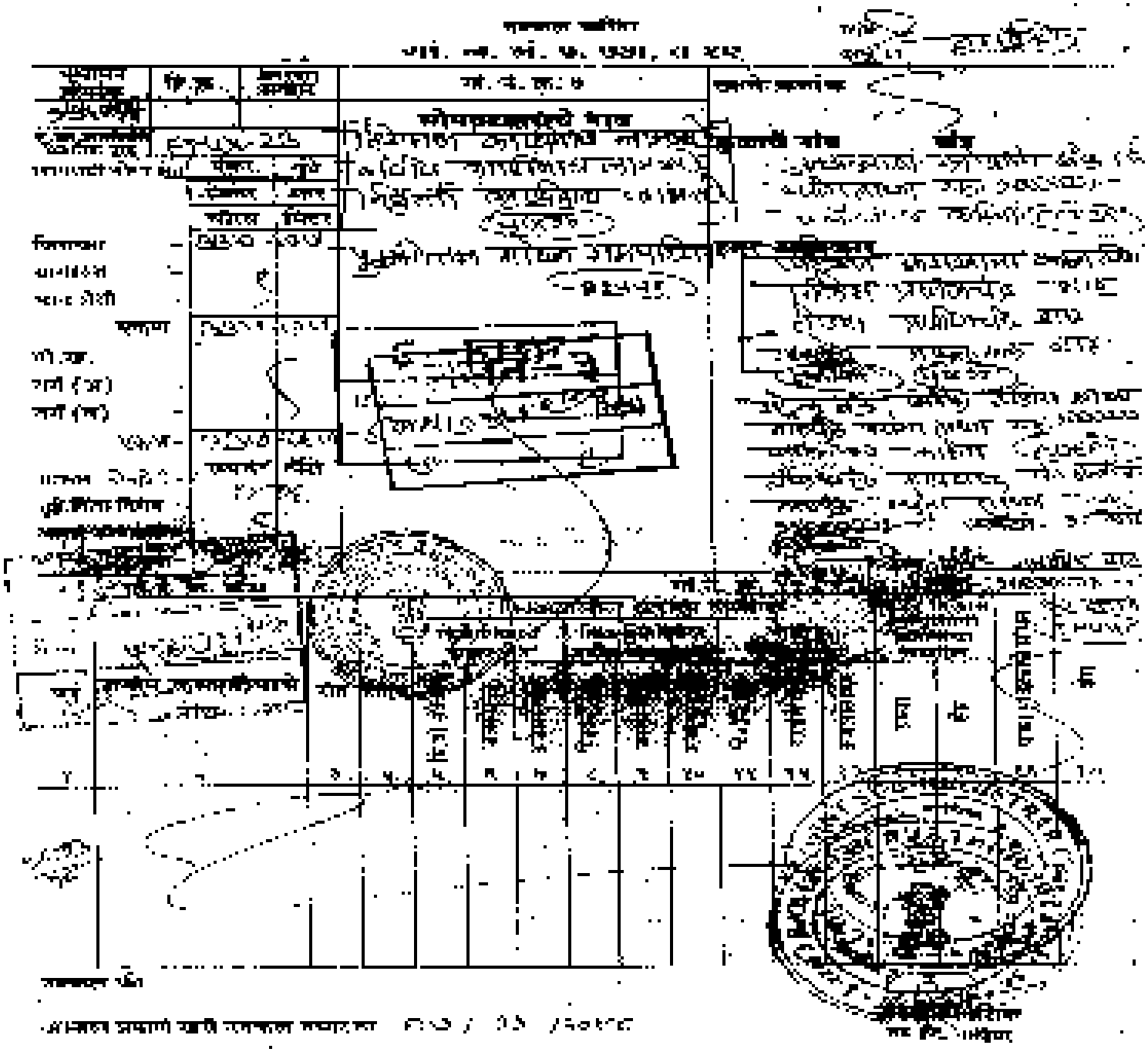






Signature



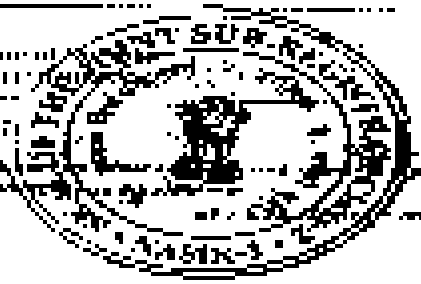


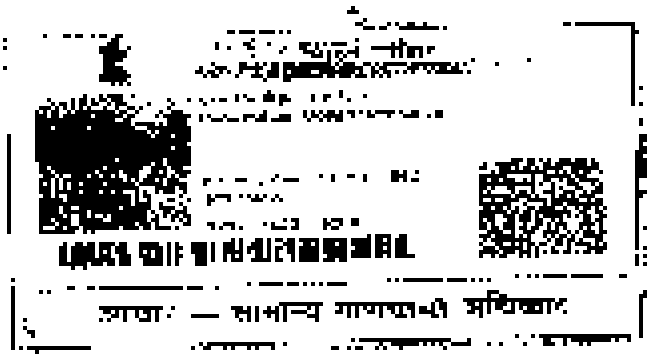
Summary of Work Allocated (Annexure - A)

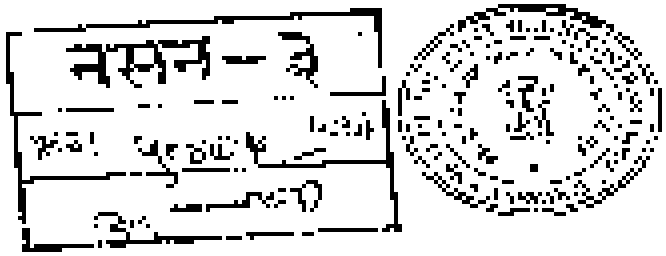


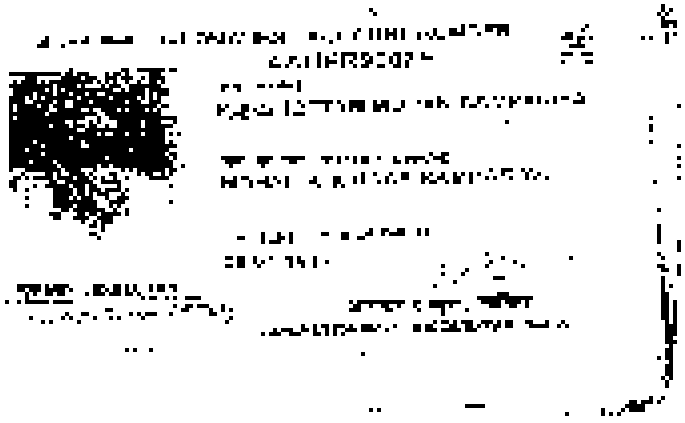


Payment Details









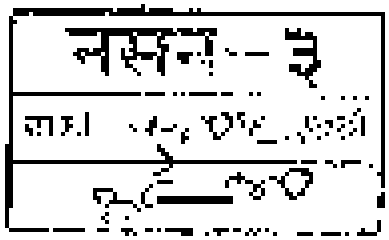
चालान – 3

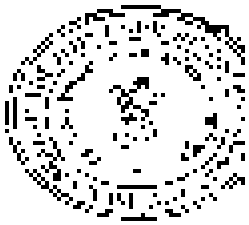
Challan
MTR Form Number-6

₹200.00

Challan Deposit Details

Tax Type	Remarks	Challan Identification No.	Bank Reference No.	Amount	Interest/Late Fee/Penalty Amount
			Total Deposit Amount (In Words)		





D... H... C...

Receipt of Document Handling Charges

SRN	S41320201479S	Receipt Date	15/10/2020

Received from Somashwar Construction Through Farmer Mobile number [illegible] an amount of Rs.330/- towards Document Handling Charges for the Document Sale/Registration of Document No. 5405 dated 15/10/2020 at the Sub Registrar Office Jhunjhunu Sub Registrar Pre Defined Tehsil

₹ 330

Payment Details

Bank Name	HDFC	Payment Date	14/10/2020
Bank CIN	10004152020ID1418212	RRN No.	103755099
Defacement No	S41320201479S0	Defacement Date	15/10/2020

This is computer generated receipt, hence no signature is required













