

34/05/24

Thursday, October 08, 2020

11:17 AM

पावती

Original/Duplicate

नॉटची क्र.: 39म

Regn.: 39M

पावती क्र.: 6607 दिनांक: 08/10/2020

पावाचे नाव: बहाळा

दस्तावेजाचा अनुक्रमांक: नका-3-5154-2020

दस्तावेजाचा प्रकार: नौकापत्र

सारक्याचाचे नाव: मे. पटणी साहेब असोसिएट्स रॉकेट कार्गो 1, श्री. सागर श्रीवैद्य साहू - -

नॉटची क्र.

दस्तावेजाची क्र.

पृष्ठांची संख्या: 32

रु. 100.00

रु. 540.00

एकूण:

रु. 740.00

अपवाप्त मूळ दस्त, खंडित प्रिंट, दृष्टी-२ बंदाले
11:35 AM सा. वेळेत मिळेल.

जाचार शुल्क: रु. 0/-

नॉटची क्र. 1/-

प्रत्येक मुद्रांक शुल्क: रु. 100/-

Joint Ship Registrar Nashik-3
सह. दुय्यम निदेशक वती-२
नाशिक-३

1) डेक्काचा प्रकार: DHC रक्कम: रु. 640/-

डिजिटल/प्रिंटिंग/ऑडिट क्रमांक: 0710202007573 दिनांक: 08/10/2020

वेळेचे नाव व पत्रा:

2) डेक्काचा प्रकार: eChalan रक्कम: रु. 100/-

डिजिटल/प्रिंटिंग/ऑडिट क्रमांक: MH005267680202021E दिनांक: 08/10/2020

वेळेचे नाव व पत्रा:

Shree
मुळ दस्त परत देवला
व साही घेतली.



सूची क्र. 2

08/10/2020

कुलप निदेशक : सह द्रु. नि. नासिक 3
रतल क्रमांक : 5154/2020
नोदणी :

Regn:63an

गावाचे नाव : वडाळा



क्रमांक	विवरण	पेयफायर
(1) निवेद्याचा प्रकार		1
(2) मोबदला		0
(3) बाजारभाव/मार्केटदराच्या अचलनिष्पत्त्याकारावर बाजारपेची देणे की पट्टेदार वे नगद करणे)		
(4) मू.पान, रोहितास व परवानांक (सकलनाम)	1) पसिनेचे नाव: नासिक म.न.गा. रतल अर्धी. मोबे बदाळ निवासील निवून गरी मरे मर 109/10व गरी ब्याट मर गरी वे 14 गरी पुन क्षेत्र 801.87 बी.मि. या पुन पिळकरीकी 32.63 बी.मि. रोकडे बला आता उदरीत 869.24 बी.मि. यातील हिस्दा देवादे अयादेव वापणाय (Survey Number : 109/10v.)	
(5) क्षेत्राळ	1) 869.24 बी.मोटर	
(6) आचारी की वा जुकी देणात अवेर वेच्चा.		
(7) मरपेच कर देणा-या/लिपुत देणा-या परकारचे नाव किंवा दिवाणी न्यायालयवा हुकुमनाम किंवा हुकुमनाम किंवा अदेव अल्ल्यात/मिवादिचे नाव व पचा.	1). नाव:- ये. पटली शाह अलीपेट्टवर्तकी नासिक 1, बी. सावर क्षेत्रे लाह -- वग:-45, पचा-व्हीट में:- गाळा में:- दमारीचे नाव:-, ज्वीक में:-, रोड में: पटली निवात, वंजमाळ नासिक, महाराष्ट्र, नासिक, पिन कोड:-422002 पच में:-AACFP9788Q 2). नाव:- ये. पटली शाह अलीपेट्टवर्तकी नासिक 2, बी. अनशेष पुष्कर पटली -- वग:-46, पचा:-व्हीट में:- गाळा में:- दमारीचे नाव:-, ज्वीक में:-, रोड में: पटली निवात, वंजमाळ नासिक, महाराष्ट्र, नासिक, पिन कोड:-422002 पच में:-AACFP9788Q	
(8) पसपेच कर देणा-या परकारचे व किंवा दिवाणी न्यायालयवा हुकुमनाम किंवा अदेव अल्ल्यात/मिवादिचे नाव व पचा		
(9) रतलपेच कर दिव्याचा दिनांक	08/10/2020	
(10) रतल नोदणी केव्याचा दिनांक	08/10/2020	
(11) श्रुतनाम, व्हड व पुत्र	5154/2020	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावप्रमाणे नोदणी शुल्क	100	
(14) श्रेतर		

सूची क्र. 11

नोदणी निवृत्ती प्रथम प्रत

अस्साल वरदुक्कन नावकल

सह, वरदुक्कन निवृत्तक वर्ग-२
नासिक-३

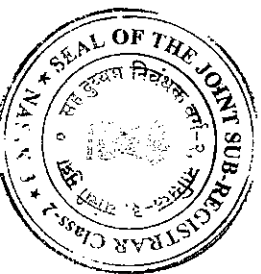
मुल्यांकनादी दिवायत वेवलेवा पसरीक:-

मुल्यांकनादी अदरकला नाही काण द्दमकायुतार अदरक नाही काणावा पसरीक द्दमकायुतार अदरक नाही

मुद्रांक शुल्क आचारावा निवदेवता

A/fidavali

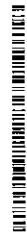
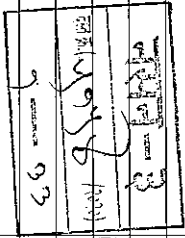
अनुव्देव :-





CHALLAN
MTR Form Number-6



GRN	MH005267680202021E	BARCODE			Date	07/10/2020-13:54:24	Form ID	25.1			
Department	Inspector General Of Registration	Stamp Duty NSK3, NASHIK 3 JOINT SUB REGISTRAR			Payer Details						
Type of Payment	Registration Fee				TAX ID / TAN (If Any)						
Office Name	NSK3, NASHIK 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)									
Location	NASHIK	Full Name	Palani Shah Associates Through Partner								
Year	2020-2021 One Time	Flat/Block No.	S.No.109/10 B								
Account Head Details		Promises/Building									
0030046401 Stamp Duty		Road/Street	Plot No. 1 A To 1 D								
0030063301 Registration Fee		Area/Locality	Wadola - Nashik								
		Town/City/District									
		GN				4	2	2	0	0	6
		  Signed by: Palani Shah Associates Through Partner-									
Total		Amount In Words	Two Hundred Rupees Only								
Payment Details		FOR USE IN RECEIVING BANK									
Cheque/DD No.	BANK OF INDIA	Bank CIN	Ref. No.	02202292020100705572		103410878					
Name of Bank		Bank Date	RBI Date	07/10/2020-13:54:24		Not Verified with RBI					
Name of Branch		Bank/Branch	BANK OF INDIA								
Name of Branch		Scrolled No. , Date	Not Verified with Scrolled								

Important ID: 8007075055
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 ધિક્કાર: આ ચલ્લાન માત્ર સબ રજિસ્ટ્રારના કાર્યાલયમાં દાખલ કરવા માટે માન્ય છે. અરજી નો અનુદાનિત દસ્તાવેજો માટે અમાન્ય છે.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0710202007573	Date	07/10/2020
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Received from Patani Shah Associates Through Partner, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.

Payment Details

Bank Name	MAHB	Date	07/10/2020
Bank CIN	1000415202010706851	REF No.	004984155

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

Atch

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DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 7th day of OCTOBER 2020.

B Y

M/S. PATANI SHAH ASSOCIATES, PAN AACFP 9788 Q, A Partnership firm having its address at Patani Nivra, Ganjmal, Nashik through its PARTNERS [1] MR. SAGAR SHAIKESH SHAH, Age 45 Years, [2] MR. AMRISH PUSHKAR PATANI, Age 46 Years, Both Occupation Business, Both R/o. Nashik.

Hereinafter referred to as the "GRANTOR" [Which expression shall unless it be repugnant to the context or meaning thereof mean and include other partners, their heirs, executors, administrators, assigns, etc.] Of the FIRST PART.

FIRST - the Grantor is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated at Wadala, Tal. Dist. Nashik, more particularly described in the schedule written hereunder and hereinafter referred to as the SAID PROPERTY.

SECOND - the Grantor has purchased Plot No. 1C and 1D total admeasuring 441.00 sq. mtrs. from the previous owner Mr. Anilkumar Chitambarao Kolhe by sale deed dated 17-4-2015 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 2422 on 17-4-2015 and name of the vendor/promoter is mutated in the owners column of the record of rights while the Grantor has purchased Plot No. 1A and 1B total admeasuring 460.875 sq. mtrs. from the previous owner Mr. Sunil Chitambarao Kolhe by sale deed dated 17-4-2015 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 2423 on 17-4-2015 and name of the Grantor is mutated in the owners column for the area purchased and the Grantor is in actual possession and enjoyment of the said property and the Grantor is in absolute right to develop the said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the Grantor may deem fit and proper.

THIRD - the Grantor has purchased the required TDR From DRC No. 775 Dated 21-8-2017 from Mr. Jasbirsingh Amringsingh Anand and others by sale deed 27-9-2017 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 6475 on 27-9-2017 and Grantor purchased further required TDR from DRC No. 690 Dated 12-3-2014 from Mr. Subodh Madanlal Shah HUF and others by sale deed 27-9-2017 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 6478 on 27-9-2017 and Grantor has prepared a building plan by amalgamating all the plots which is duly approved by Nashik Municipal Corporation under commencement certificate No. LND/BP/A4/46/1241 Dated 10-6-2016 and thereafter the Grantor has revised sanctioned building plan by using and utilizing the purchased TDR and the premium FSI which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND / BP / A-4 / 223/6803 Dated 17-10-2017 and on completion of the building for obtaining completion certificate the Grantor also purchased required TDR from DRC No. 906 Dated 24/2/2020 from Shreyas Lalit Sakthale by sale deed 20/8/2020 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 4161 on 20/8/2020 and as per the building plan for completion certificate the Grantor has completed the construction on the said property and obtained Occupancy Certificate from Nashik Municipal Corporation, Nashik under No. NANIVI / NASHIK EAST/A4/26643/2020 on 02/09/2020, and as per rules of Nashik Municipal Corporation Nashik land admeasuring 32.63 Sq. Mtrs. is

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surrendered to Nashik Municipal Corporation for widening the road and as such name of Nashik Municipal Corporation is mutated in the owners column for the area admeasuring 32.63 Sq. Mtrs. and the holding of the grantor is reduced to 869.24 Sq. Mtrs. out of total area admeasuring 901.875 sq. mtrs. and therefore this declaration is pertaining to the said **869.24 Sq. Mtrs.**

FOURTH - That the said building consists of **Ground + Five upper Floors** consisting of residential units only. All the floors are all capable of individual utilisation on account of having their own exit to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular and exclusive property right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their adequate use and enjoyment and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

FIFTH - The Grantor has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Nashik under Registration No. PS1600005829 Dated 14/08/2017.

SIXTH - That the condominium shall be known as "SIDDHI ELITE APARTMENT" which consists of one single building as per building plan approved by Nashik Municipal Corporation and that the family units' common areas and facilities of the building will be as follows:-

- * Family Unit - On First Floor there are Four Flats numbered as 101, 102, 103 and 104.
- * Family Unit - On Second Floor there are Four Flats numbered as 201, 202, 203 and 204.
- * Family Unit - On Third Floor there are Four Flats numbered as 301, 302, 303 and 304.
- * Family Unit - On Fourth Floor there are Four Flats numbered as 401, 402, 403 and 404.
- * Family Unit - On Fifth Floor there are Four Flats numbered as 501, 502, 503 and 504.

Description of each family unit as per completion plan is described as under:-

(1) Family Unit - Apartment/ Flat No. 101, on First Floor admeasuring 53.57 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.02 Sq. Mtrs. and Covered fabricated shed in the side margin for parking, Parking No. 20 (as per plan attached herewith).

Name of Owner - M/S. PATANI SHAH ASSOCIATES

through its PARTNERS

[1] MR. SAGAR SHALESH SHAH

[2] MR. AMRISH PUSHKAR PATANI,

(2) Family Unit - Apartment/ Flat No. 102, on First Floor admeasuring 71.23 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.63 Sq. Mtrs. and area of Parking NO. 10 approx admeasuring 17.15 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 3104 NSK-3 on 15/5/2019.

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Name of Owner - [1] MR. VITTHAL KASHINATH MULAY

[2] MRS. SHAILAJA VITTHAL MULAY

[3] Family Unit - Apartment/ Flat No. 103, on First Floor admeasuring 71.23 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.63. Sq. Mtrs. and area of Parking No. 8 approx admeasuring 15.26 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 3105 NSK-3 on 15/5/2019.

Name of Owner - MR. PRAKASH LAXMANRAO KULKARNI

[4] Family Unit - Apartment/ Flat No. 104, on First Floor admeasuring 53.57 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.02 Sq. Mtrs. and Covered fabriccated shed in the side margin for parking, Parking No. 19 (as per plan attached herewith).

Agreement Regd. No. 3552 NSK-3 on 22/7/2020.

Name of Owner - [1] MR. SAMEER VIJAY BAPAT

[2] MRS. GAYATRI SAMEER BAPAT

[5] Family Unit - Apartment/ Flat No. 201, on Second Floor admeasuring 53.51 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 11.87 Sq. Mtrs. alongwith Parking No. 16 approx admeasuring 19.67 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 1350 NSK-3 on 15/2/2020.

Name of Owner - [1] MR. SUSHIL VASANTRAO KALE

[2] MRS. MEGHA SUSHIL KALE

[6] Family Unit - Apartment/ Flat No. 202, on Second Floor admeasuring 71.59 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.09 Sq. Mtrs. alongwith Parking No. 11 approx admeasuring 15.04 sq. mtrs.

Agreement Regd. No. 967 NSK-3 on 1/2/2020

Name of Owner - [1] MR. VIJAY BHAURAO KAIKADE

[2] MRS. SWATI VIJAY KAIKADE

[7] Family Unit - Apartment/ Flat No. 203, on Second Floor admeasuring 71.59 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.09 Sq. Mtrs. alongwith Parking No. 5 approx admeasuring 13.21 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 3099 NSK-3 on 20/4/2019

Name of Owner - [1] MR. SAMIR ARVIND PATHAK

[2] MRS. SAMIDHA SAMIR PATHAK

[8] Family Unit - Apartment/ Flat No. 204, on Second Floor admeasuring 53.51 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 11.87 Sq. Mtrs. alongwith Parking No. 4 approx admeasuring 11.70 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 8839 NSK-3 on 21/12/2019.

Name of Owner - [1] MR. VILAS MADHAV JOSHI

[2] MRS. SUREKHA VILAS JOSHI

[9] Family Unit - Apartment/ Flat No. 301, on Third Floor admeasuring 60.28 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 6.45 Sq. Mtrs.



Agreement Regd. No. 3238 NSK-3 on 21/5/2019.

Name of Owner - [1] MR. BALASAHEB BHAGW

[1] MR. BALASAHEB BHAGWANDAS WAGHMARE
[2] MRS. PRATIBHA BALASAHEB WAGHMARE

[2] MRS. PRATIBHA BALASAHEB WAGHMARE

plan attached herewith).

Name of Owner - (1) MRS. ANJALI VILAS KULKARNI
Agreement No. A- 1210 (HAR-0-0012) 11/2010.

[2] MR. VILAS VASANT KULKARNI

along with raising the plan attached herewith).

Agreement Regd. No. 6135 NSK-3 on 29/8/2018.

Name of Owner - [1] MR. SHYAM GOVINDRAMJI DARAK

[2] MRS. SHITAL SHYAM DARAK

attached herewith).

Agreement Regd. No. 5672 NSK-3 on 27/8/2019

[1] MR. ABHAY RAMESH KOTKAR

along with a listing of the plan attached herewith).

Agreement Regd. No. 118 NSK-3 on 4/1/2020.

Name of Owner - [1] MRS. USHA KAMALAKAR BHAMRE

[2] MR. KAMALAKAR MADHAVRAO BHAMARE

plan attached herewith).

Name of Owner - M/S. PATANI SHAH ASSOCIATES

through its PARTNERS

[1] MR. SAGAR SHAILESH SHAH

[2] MR. AMRISH PUSHKAR PATANI,

along with raising the cap on annual plan attached herewith).

Agreement Regd. No. 9064 NSK-3 on 23/10/2018.

Name of Owner - MR. NILESH SHANKARRAO GOHAD

42413	29/8/2020
4241	33



(16) Family Unit - Apartment/ Flat No. 404, on Fourth Floor admeasuring 53.51 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 11.87 Sq. Mtrs. alongwith Parking No. 3 approx admeasuring 15.95 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 8495 NSK-3 on 14/12/2018.

Name of Owner - MRS. MANDAKINI KRISHNA CHAUDHARI

(17) Family Unit - Apartment/ Flat No. 501, on Fifth Floor admeasuring 60.28 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 6.45 Sq. Mtrs. alongwith Parking No. 18 approx admeasuring 16.15 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 117 NSK-3 on 4/1/2020.

Name of Owner - [1] MR. YADUNATH PRAKASH JAHAGIRDAR

[2] SMT. AIKA PRAKASH JAHAGIRDAR

[3] MRS. ROHINI YADUNATH JAHAGIRDAR

(18) Family Unit - Apartment/ Flat No. 502, on Fifth Floor admeasuring 79.46 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 5.35 Sq. Mtrs. alongwith Parking No. 12 approx admeasuring 16.00 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 4709 NSK-3 on 21/9/2020.

Name of Owner - MR. PARAG PURUSHOTTAMRAO AUTI

(19) Family Unit - Apartment/ Flat No. 503, on Fifth Floor admeasuring 71.68 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.02 Sq. Mtrs. alongwith Parking No. 9 approx admeasuring 17.15 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 505 NSK-3 on 17/1/2020.

Name of Owner - [1] MR. NILESH DATITRAY METKAR

[2] MRS. SNEHAL NILESH METKAR

(20) Family Unit - Apartment/ Flat No. 504, on Fifth Floor admeasuring 53.62 Sq. Mtrs. carpet area and usable area of Double Height Terrace and Balconies total admeasuring 13.02 Sq. Mtrs. alongwith Parking No. 2 approx admeasuring 12.00 sq. mtrs. (as per plan attached herewith).

Agreement Regd. No. 3612 NSK-3 on 24/7/2020.

Name of Owner - [1] MR. PRASAD DILIP PADMANABHI

[2] MRS. PRIYANKA PRASAD PADMANABHI

ALIAS PRIYANKA SANJAYRAO DESHPANDE

COMMON AREAS AND FACILITIES:-

Following facilities shall be located throughout the building:

- (1) All that piece and parcel of the land as described in the schedule written hereunder.
- (2) Building have one stair case and stair case landing referred to in this deed of in the building which leads from the ground to the roof of the building.
- (3) One single underground water tank and one overhead water tank for common use.
- (4) Plumbing network throughout the building.

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10.03.23



- (5) Sanitary network throughout the building and septic tank located in the side margin.
- (6) Electric wiring network throughout the building.
- (7) Necessary electrical lighting network and common water connection throughout the building.
- (8) Motor with pump set with auto level controller and in General all apparatus and installations existing for common use.
- (9) One Common meter (3 Phase) for common electric consumption.
- (10) Lift for eight person automatic lift.
- (11) Common boring for the entire building with submersible pumpset.
- (12) That all the flat owners shall maintain the building and common amenities for which all the flat purchasers shall deposit the amount of in the account of the association.
- (13) The flat owners shall deposit an amount of Rs. 50,000/- towards the lift maintenance to be provided in the said building and all the flat owners shall deposit the said amount in bank in the name of the association of apartment owners is formed and the interest thereon shall be utilised towards the maintenance of the lift and its backup. Except the said amount of maintenance all the premises holders in the building shall contribute monthly /annually separately maintenance for maintaining the building.
- (14) Electric solar panel system for common meter will net metering.
- (15) Landscape Garden provided with 2 playing equipments and 2 green gym equipments situated at East side margin of the plot as shown sheet attached herewith.
- (16) CCTV Camera's. Provided at Parking alongwith Monitor, DVR at entrance lobby.
- (17) Fire fighting system provided in the building.
- (18) 20 KVA DG set for power backup for lift.
- (19) Common septic tank with common drainage system and the same shall be maintained from the common funds of the apartment.

RESTRICTED AREAS:

- a) Except the flat owners to whom the particular parking is provided no other flat owners will be entitled to claim any right on the provided parking to the respective flat purchasers and the flat purchasers shall park their vehicle only in their provided area and shall not park it in another flat owners parking area. That the flat purchaser shall not keep any material or goods in the provided or common parking area.
- b) No outsider or visitor shall be entitled to park his vehicle within the compound of the building.
- c) No members shall keep or maintain any pet animals in the flat or parking or surrounding marginal space of the building.
- d) If any of the members shall give his premises on leave and license, he shall inform about the same to the Chairman / Committee member of the Apartment regarding same and shall pay additional maintenance charges to the apartment as may be decided by the all the apartment owners.
- e) That the association shall be responsible for the periodical audits of the lift, fire fighting system, water pump, Motor, Solar Panel System DG set, CCTV Camera, DVR and its Monitor from expenses of the common funds.

SEVENTH - (a) That the right, title and interest of each owner of a family unit in the general / restricted common area and facilities as listed above and their proportionate share in the profits and common expenses in the general

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common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of **SIDDHI ELITE APARTMENT** Condominium is based on the area of the flat which are as follows:-

APARTMENT	PERCENTAGE
Fiat No. 101	4.42%
Fiat No. 102	5.62%
Fiat No. 103	5.62%
Fiat No. 104	4.42%
Fiat No. 201	4.32%
Fiat No. 202	5.62%
Fiat No. 203	5.62%
Fiat No. 204	4.32%
Fiat No. 301	4.42%
Fiat No. 302	5.62%
Fiat No. 303	5.62%
Fiat No. 304	4.42%
Fiat No. 401	4.32%
Fiat No. 402	5.62%
Fiat No. 403	5.62%
Fiat No. 404	4.32%
Fiat No. 501	4.42%
Fiat No. 502	5.62%
Fiat No. 503	5.62%
Fiat No. 504	4.42%
	100%

(b) The proportionate representation for voting purposes provided in (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto as Exhibit B.

(c) Apartment and the percentage of undivided interest in the common areas and facilities appertaining to the apartment, each apartment are not encumbered in any manner whatsoever on the date of this Declaration

EIGHTH: That the Administration of Condominium consisting as aforesaid of the building and parcel of land described in the schedule of this declaration shall be in accordance with the provisions of this declaration and with the provisions of the bye laws which are made a part of this declaration and are attached hereto as Exhibit B.

NINTH: That as appear above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Apartment Ownership Act, 1970, so that all the family units may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a restricted common areas and family of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the restricted common areas and facilities.

TENTH: That so long as the Grantor owns one or more of the family units, the Grantor shall be subject to the provisions of this Deed and of the Exhibits A and B attached hereto and the Grantor covenants to take no action which

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will adversely affect the rights of the Association of Apartment Owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of the establishment of the **SIDDHI ELITE APARTMENT** Condominium.

ELEVENTH : That the general Common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

TWELTH : That the percentage of the undivided interest in the restricted common areas and facilities established herein shall not be charged except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

THIRTIETH : That the undivided interest in the restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

FOURTEENTH : That each apartment owner shall comply with the provisions of this declaration, the bye-laws decision and resolutions of the Association of Apartment Owners of its representative and failure to comply with any such provisions decisions or resolutions shall be grounds for an action to recover sums due, for damages, or for injunctive relief.

FIFTEENTH : That the dedication of the property to the plan of apartment ownership herein shall not be revoked or the property removed from the plan of apartment ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instrument.

SIXTEENTH : That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or common areas and facilities or by the abandonment of his family unit.

SEVENTEENTH : All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family units shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any, on the family unit for payment of Government or Municipal Taxes or both and (2) all sums unpaid on a first mortgage of the apartment.

EIGHTEENTH: That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this declaration and that the mere acquisition or rental of any of the family unit of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this declaration are accepted and ratified. The respective family unit shall not be rented or given on leave and license or care taker basis by the app. owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the app. owners of the respective family unit shall have the absolute right, to lease such unit or give it and leave and license or care taker basis provided that said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye laws in Exhibit B attached hereto.

NINETEENTH: That if the property, subject to the plan of app. ownership is totally of substantially damaged or destroyed, the repair, reconstruction or

disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

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TWENTYSETH : That where a family unit is sold by a mortgagee is exercise of his powers of sale under an English Mortgage against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable, for assessments by the association of title by such acquirer, it being understood, however that the above shall not be construed to prevent the association of apartment owners from filing and claiming charge for such assessments and enforcing same as provided by laws, and that such charge shall be subordinate to such mortgage.

TWENTY FIRST: That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable for all unpaid assessments by the association of apartment owners against the respective share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee thereof. However, any such grantee shall be entitled to a case may be setting forth the account of the unpaid assessments against the grantor due to the association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessment made by the association of apartment owners against the grantor in excess of the amount therein, set forth.

TWENTY SECOND: The amendment to this Declaration will be effected after passing a resolution to that effect in the meeting of the entire Apartment Owners and for such resolution the consent of each apartment owner for the same will be necessary and in pursuance of the resolution passed the Board of Managers will be entitled to effect such amendment to the declaration provided such amendment is registered.

TWENTY THIRD: The service of the notice and/or summons or any type of the correspondence will be made at the address subsequently informed by the Apartment Owners to the Board of Managers in writing.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the property land admeasuring 869.24 Sq. Mtrs. out of Plot No. 1A to 1D of S. No. 109/10B total admeasuring 901.87 Sq. Mtrs. (land admeasuring 32.63 Sq. Mtrs. is subjected to road widening) situated at Village Wadala, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bounded as follows:-

On or towards East : By Plot No. 3
On or towards West : By 9 Mtrs. Road
On or towards South : By Road
On or towards North : By Plot No. 2

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



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
M/S. PATANI SHAH ASSOCIATES
through its PARTNERS
[1] MR. SAGAR SHAILESH SHAH

S. S. Patani



[2] MR. AMRISH PUSHKAR PATANI
(VENDOR/PROMOTERS)

A. P. Patani



WITNESSES:

1. _____

[Signature]

2. _____

A. P. Patani

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EXHIBIT "B"
BYE LAWS OF SIDDHI ELITE APARTMENT CONDOMINIUM
CHAPTER I

1) SHORT TITLE & APPLICATION

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

All present or future owners, tenants, future tenants or their employees or any other persons 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 taking on license of any of the family units (Hereinafter referred to as the "Units") of the building or 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:

1) In these bye laws, unless the context requires otherwise.

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 SIDDHI ELITE APARTMENT CONDOMINIUM.

c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the SIDDHI ELITE APARTMENT CONDOMINIUM.

d) "Building" means the building located on land admeasuring 869.24 Sq. Mtrs. out of Plot No. 1A to 1D of S. No. 109/10B total admeasuring 901.87 Sq. Mtrs. (land admeasuring 32.63 Sq. Mtrs. is subjected to road widening) situated at Village Wadala, and known as the SIDDHI ELITE APARTMENT CONDOMINIUM and includes the land forming part thereof.

e) "Declaration" means the declaration which the sole owners of the building or all the owners of the building have execute registered as provided in the section 2.

g) "Owner" or "Apartment Owner" means the person owning apartment in the SIDDHI ELITE APARTMENT CONDOMINIUM.

h) "Section" means a section of the Act.

1) "unit" means a family unit in the SIDDHI ELITE APARTMENT CONDOMINIUM.

j) "Registrar" means the Registrar of the co-op. Societies.

2) Words & expression used in these bye laws but not defined therein shall have the meaning respectively assigned to them in the act.

3) APARTMENT OWNERSHIP:

The Building located on the land admeasuring 869.24 Sq. Mtrs. out of Plot No. 1A to 1D of S. No. 109/10B total admeasuring 901.87 Sq. Mtrs. (land admeasuring 32.63 Sq. Mtrs. is subjected to road widening) situated at Village Wadala, known as the SIDDHI ELITE APARTMENT CONDOMINIUM is submitted to the provisions of the Act.

4) OBJECT OF ASSOCIATION:

1) The objects of the association shall be :

a) To be and act as the association of the Apartment Owners of the

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building on land admeasuring 869.24 Sq. Mtrs. out of Plot No. 1A to ID of S. No. 109/10B total admeasuring 901.87 Sq. Mtrs. (land admeasuring 32.63 Sq. Mtrs. is subjected to road widening) situated at Village Wadala, (Hereinafter called the "said Building") who have filed their respective Declarations submitting their apartments to the provisions of the Act.

- b) To invest or deposit moneys:
- c) To provide for the maintenance, repair & replacement of the common areas & facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose :
- d) To retain & rent or license if possible, suitable portions of the common areas to outsiders for commercial purposes and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund :
- e) To provide for all & do all & any of the matters provided in the Sub Section (2) of Section 16 :
- f) To advance, with the consent of the Apartment owners, any short term loans to any apartment owners in case of emergent necessity & to provide for the repayment thereof in lump-sum or in instalments:
- g) To establish & carry on, its own accounts or jointly within individuals or institutions, educational, physical, social & receptive activities for the benefits of the Apartment Owners :
- h) To frame rules, within the approval of the general meeting of the association & after consulting the Competent Authority & may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association:
- i) To do all the things necessary or & otherwise provide for their welfare expedient for the attainment of the objects specified by the bye-laws.
- 2) The association shall not act beyond the scope of its objects without duly amending the provisions of these bye laws for the purpose.

5) MEMBERS OF THE ASSOCIATION :

All persons who have purchased apartments in the **SIDDHI ELITE APARTMENT CONDOMINIUM** & executed respective Declarations u/s. 5 submitting their apartments to provisions of the act shall automatically be the members of the association, and shall pay the some of One Rupee as entrance fee & may purchase at least one share of the face value of RS. 100/- each. Each apartment owner shall receive a copy of the bye-laws on payment of One Hundred Rupees.

2) Upon any Apartment owner selling his Apartment or absolutely conveying the same by way of gift under his will or otherwise, the Purchaser or Donee shall automatically become a member of the Association, & shall be admitted as member on payment of the entrance of One Rupee. The shares held by the Apartment owner shall be transferred to the name of such purchaser or donee on payment of one rupee to the association.

3) On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest [of the apartment.] The name of the legatee or the names of the legal representatives jointly shall be entered same, in the register of apartment owners maintained by the Secretary for the purpose of Administration of the **SIDDHI ELITE APARTMENT CONDOMINIUM** as apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6) JOINT APARTMENT OWNERS:

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Where an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7) HOLDING OF ONE SHARE COMPULSORY:

Every apartment owner must hold at least one share of the Association (joint apartment owners holding the shares jointly).

8) DISQUALIFICATIONS:

No apartment owner shall be entitled to vote on the questions of the election of the members of the Board or the President, Secretary, Treasurer or any other office bearer or to be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his Contributions for common expenses, for more than Sixty days on the last day of the Board would take place.

CHAPTER - II

VOTING QUORUM 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 or units in the Declaration.

10) QUORUM:

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

11) VOICES TO BE IN PERSON:

Votes shall be cast in person.

CHAPTER - III ADMINISTRATION

12) POWERS & DUTIES OF THE ASSOCIATION:

The association shall have the responsibility of administering the **SIDDHI ELITE APARTMENT CONDOMINIUM**, approving the annual budget establishing and collecting monthly assessments 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 two 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

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requirements of bye-laws 23. 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 of the Apartment Owners as directed by the resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorised by him in his behalf. The notice of any special meeting shall state the time and place of such meeting shall state the time 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 without the consent of four-fifths of the owners present in person.

16) NOTICE OF MEETING :

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 so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye law shall be considered notice served. Notices of all the meeting shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17) ADJOURNED MEETINGS :

If any meetings of any owners cannot be organized because a quorum has not attended the owner who are present, may adjourn the meeting to a time not less than 48 hours from the time the original the meeting was called. If at such adjourned meetings also, no quorum is present the owners present in person been not less than two shall form a quorum.

18) ORDER OF BUSINESS:

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

- a) Roll call
- b) Proof of notice of meeting or waiver of notice
- c) Reading of minutes of preceding meeting.
- d) Report of Committees.
- e) Report of the Housing Commissioner or the Registrar or of the Officer duly authorised by them if present.
- f) Report of Committees.
- g) Election of Board of Managers.
- h) Unfinished Business, if any.
- h) New Business.

CHAPTER IV BOARD OF MANAGERS

19) MANAGEMENT OF ASSOCIATION :

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

20) 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

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and things as are not bye law or these bye laws directed to be exercised & done by the owners.

21) OTHER DUTIES :

In addition to duties imposed by these bye-laws or by the solution of the association the Board shall be responsible for the following that is to say:

- a) Care, upkeep & surveillance of the **SIDDHI ELITE APARTMENT CONDOMINIUM** and the common areas and facilities and the restricted common areas and facilities.
- b) Collection of monthly assessment from the owners.
- c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **SIDDHI ELITE APARTMENT CONDOMINIUM** and the common areas and facilities and the restricted common areas and the facilities.
- d) To provide for the manner in which the audit and the account of the association shall be carried out.
- e) To inspect the accounts kept by the secretary and for the treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the association.
- f) To sanction working expenses, count cash balance and deal with other miscellaneous business.
- g) To see that cash written up promptly and is signed duly by one of the members of the Board authorised in this behalf.
- h) To hear and deal with complaints.

22) MANAGER :

The Board may employ for the association a Manager at a compensation determined by 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) ELECTION & 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 two 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 Manager shall hold office until their first meeting. (If a Jager Board is contemplated, the terms of Office shall or should be established in a similar manner so 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 constitutes than quorum and each person so elected shall be a manager until a successors is 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 caused by a majority of the apartment owners and a successor may then and there 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 :

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Regular meetings of the Board may be held at such time and place shall be determined, from time to time by a majority of 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 by mail, or by telegraph, at least three days prior to the day named for such meeting.

27) SPECIAL MEETINGS :

Special Meetings of the Board may be called by the President on three days notice to each Manager, give personally or by mail or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board shall be called by the president of Secretary in like manner and on like notice on the written request of at least three Managers.

28) WAIVER OF NOTICE :

Before or at any meeting of the Board, any manager, may in writing, waiver notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at meeting of the Board shall be a waiver of notice by him of the time and the 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.

29) QUORUM :

At all meetings of the Board 1/3 of the total strength of the Managers shall constitute a quorum for Managers present at the meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting, from time to time any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.

30) FIDELITY BONDS :

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

CHAPTER V OFFICERS

31) DESIGNATION :

The principal officers of the association shall be president, 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 an association of One Hundred owners or less, the officers of Treasurer and Secretary, may be filled by the same person.

32) 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 offices at the pleasure of the Board.

33) REMOVAL OF OFFICERS :

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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 at any regular meeting of the Board or at any special meeting of the Board called for such 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 of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to the power to appoint committees from among owners from time to time as he may in his discretion decide to be 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.

38) 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 and the association in such depositories as may from time to time be designated by the Board.

CHAPTER VI
OBLIGATIONS OF THE APARTMENT OWNERS

39) ASSESSMENTS :

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to **SIDDHI ELITE APARTMENT CONDOMINIUM**, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricane, fire, and earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value owned, as stipulated in the declarations. Such assessments shall include monthly payments to a General Operating Reserve Fund and a Reserve Fund for replacements.

40) MAINTENANCE AND REPAIR :

- 1) Every owner must perform promptly, all maintenance repair work within his own unit, which if omitted would affect the **SIDDHI ELITE APARTMENT CONDOMINIUM** in entirety or in part belonging to other

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owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

- 2) All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air-conditioners, sanitary, installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.

- 3) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas & facility damaged through his fault.

41) USE OF FAMILY UNITS-INTERNAL CHANGES :

- 1) All units (except units on the Ground floor, shop premises) shall be utilised for residential purposes only)

- 2) An owner shall not make any structural modifications or alterations in his unit or installation located therein without previously notifying the association in writing, through the President of the Board if no manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alteration or installation.

42) USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES :

An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules, stairways, elevators and other areas of **SIDDHI ELITE APARTMENT CONDOMINIUM** and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind such areas shall be used for no other purpose than for formal transit through them.

43) RIGHT OF ENTRY :

- a) An owner shall grant the right of entry to the Manager or to any other person authorised by the Board or the Association in case of an emergency originating in or treating his unit whether the owner is present at the time or not.

- b) 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 electrical services provided that request for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44) RULES OF CONDUCT :

- 1) No resident of the **SIDDHI ELITE APARTMENT CONDOMINIUM** shall post any advertisement or posters of any kind in or on the building except as authorised by the association.
- 2) Residents shall exercise extreme care about making noises or the use of the musical instruments, radios televisions and amplifiers that may disturb others, residents keeping domestic animals shall abide by the Municipal Sanitary bye laws or regulations.

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- 3) It is prohibited to hang garments, rugs, etc. from the windows balconies or from any of the faces of the **SIDDHI ELITE APARTMENT CONDOMINIUM**.
- 4) It is prohibited to dust rugs, etc. by beating on the exterior part of the said 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 thrown in the municipal dust bin.
- 6) No owner, resident or lessee shall install wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. on the exterior of the **SIDDHI ELITE APARTMENT CONDOMINIUM** or that ported through the walls or the roof of that condominium except as authorised by the Association.

CHAPTER - VII FUNDS AND THEIR INVESTMENTS

45) 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) From common profits which shall form the nucleus of the reserve funds.
- d) By raising loans, if necessary subject to such terms and conditions as the associations, with the approval of the Competent Authority may determine in his behalf.

46) 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) In any Co. Op. Bank other than those referred to in clause (a) of this bye laws or in any banking company approved for this purpose by the association.

47) AFFILIATION :

Should there be any Federation of Apartment Owners in the locality in which the **SIDDHI ELITE APARTMENT CONDOMINIUM** is situate, the association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

48) ACCOUNTS :

- 1) A banking account shall be opened by the association into which all moneys received on behalf of the association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding RS. 100/- for party expenses. All payment above RS. 100/- shall be made by Cheque by the secretary and one member of the board.



- 49) PUBLICATION OF ACCOUNTS AND REPORTS:

50] APPOINTMENT OF AUDITOR:

51) POWER OF AUDITOR :

CHAPTER - VIII MORTGAGES

521 NOTICE TO ASSOCIATION:

53) NOTICE TO UNPAID ASSESSMENTS:

१११-३
२१.१ ११/१०/२०
२२ ०३



The association shall at the request of mortgagee of a unit report any unpaid assessment due from the owner of such unit.

CHAPTER IX COMPLIANCE

54) COMPLIANCE:

These bye laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act 1970. In case any of these bye laws conflict with the provisions 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 or on behalf of the association by two members of the board and the secretary or any other person authorised by the association in that behalf.

CHAPTER X AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

56) AMENDMENT OF BYE LAWS:

These bye laws may be amended by the association in a duly consisted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the **SIDDHI ELITE APARTMENT CONDOMINIUM** as shown in the Declaration.



योषणापत्र/शपथपत्र

पुस्तक-३
क्र.सं. १५४०२०१
०३

मी/आम्ही जाली सही करणार मा. नॉटरी महाविशेषक महाराष्ट्र राज्य, पुणे यांच दि. ३०/११/२०१३ रोजीचे शपथपत्रानुसार असे घोषित करतो की, नॉटरीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुयार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहिलेला देश/कुलमुद्रालयापासक हे खरे असून आम्ही स्वता: खात्री करून घेतलेली आहे.

सादर नॉटरीचा दस्तऐवज निष्पादित करतांना नॉटरी प्रकीर्णुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वास हक्कदार/कबजेदार/हितवंतधीन व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुद्रालयापास पासक (Power of Attorney Holder) लिहून देणार हे बघात आहोत व उक्त शपथ अथवापरी अस्तीत्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री कर आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील हार हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुद्रालयापासकानी केलेल्या व्यवहाराच्या अर्थाने राहून आमचा अधिक व्यवहार पुर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

सादर दस्तऐवज हा नॉटरी कार्याद १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नॉटरीस दखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई होऊन, कोर्ट देवा या बाबतींमधी दस्त निष्पादक व कानुनीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्ताबरोबर नॉटरी प्रकीर्णपत्रे जोडण्यात आलेली पुसक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई होऊन नाही. तसेच महाराष्ट्र नॉटरी नियम १९६१ चे नियम ४४ नुसार बांधीत होत नाही याची मी/आम्ही खात्री कर आहोत.

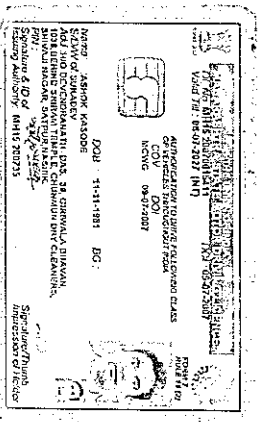
नॉटरी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयांनुसार दस्तऐवजापाशील मिळकतीचे मालक/कुलमुद्रालयापासक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नॉटरी अधिकारी यांची जबाबदारी नाही, याची आम्हास पूर्णपणे जाणीव आहे.

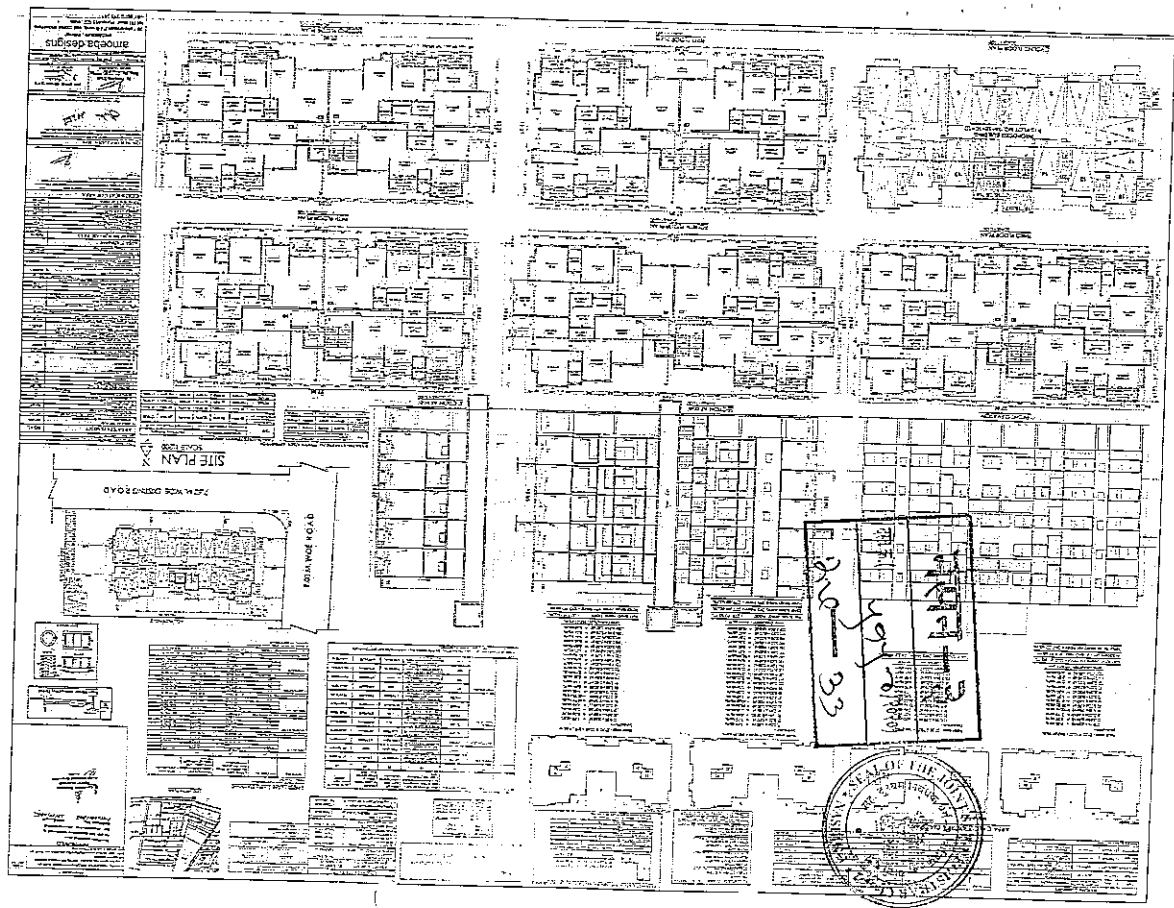
स्वातंत्र्य मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/सांनमल व त्या अमुपांगाने पोलिस स्टेशनमध्ये दाखल होत असलेले पुढे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नॉटरी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नॉटरीच्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नॉटरी फी कमी ताबडोली/डुव्हिली गेती असल्यास अथवा नॉटरी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रत्य उद्धरल्यात त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पुर्ण करचना आहे.

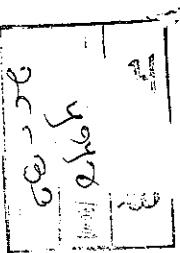
त्यामुळे मी/आम्ही नॉटरी प्रकीर्णपत्रे कोणत्याही प्रकारचा पुस्तक घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकारचा कायद्यानुसार कोणताही पुस्तक घडल्यास मी/आम्ही नॉटरी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

३१/११/२०१३
लिहून देणार...

४
लिहून घेणार...







Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number:
P51600055929

Project: **Shilpi Enle, Plot Begging / CTS / Survey / Plot Pkt No.-S NO 109 108 PLOT NO 1A 1B 1C 1D at Indranagar,
Nashik, Nashik, 422006.**

1. **Patel Shah Associates**, having its registered office / principal place of business at **Tekur, Nashik, District: Nashik,**

Pkt. 4/22001.

2. This registration is granted subject to the following conditions, namely:

The promoter shall enter into an agreement for sale with the allottees

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees as the case may be of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) [Regulation of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website] Rules, 2017.

The promoter shall deposit security amount of the amounts retained by the promoter in a separate account in the maintained in a schedule bank to cover the cost of construction and the land cost to be used only for real purposes as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5

OR

That entire of the amounts to be realised hereafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated recoverable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 14/08/2017 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under.

That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

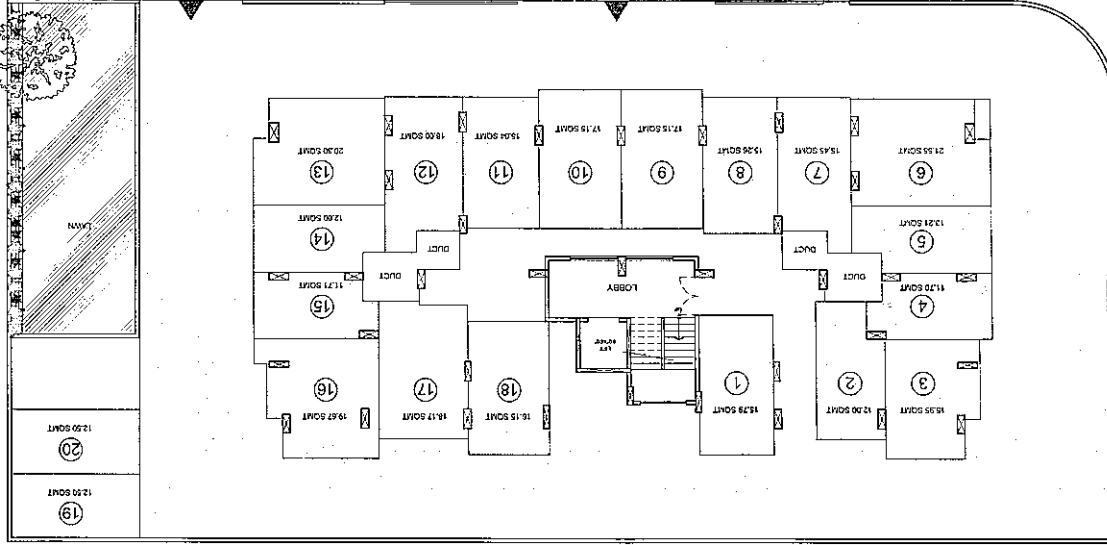
Dated: 14/08/2017
Place: Mumbai

Signature and
Officially Signed by
Dr. Varun Ramchand Prabh
(Secretary, Maharashtra)
Date: 01/08/2017 2:43:05 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



44-1-3	725
2-6-1000	1000
50	9000 M. W. ROAD



COLONY ROAD

PARKING FLOOR PLAN

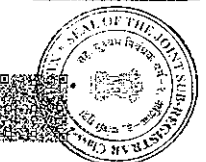
SIDHII Elite





CHALLAN
MTR Form Number-6

पत्रा-३
वर्ग ३
१५६ (२०१०)
३०-३३



GRN	MH05267680202021E	BARCODE	Date 07/10/2020-13:54:24		Form ID	25.1
Department	Inspector General Of Registration	Inspector General Of Registration		Inspector General Of Registration		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		Payer Details		
Office Name	NSK3, NASHIK, 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)		Full Name		
Location	NASHIK	Full Name		Patam Shah Associates Through Partner		
Year	2020-2021 One Time	Flat/Block No.		S No. 108/10 B		
Account Head Details	Amount in Rs.	Premises/Building		Road/Street		
003006401 Stamp Duty	100.00	Road/Street		Plot No. 1 A To 1 D		
0030063301 Registration Fee	100.00	Aerial Locality		Wadala - Nashik		
		Town/City/District		PIN		
		PIN		4 2 2 0 0 6		
Remarks (If Any)		SecondPartyName=Patam Shah Associates Through Partner~				
Amount in Words		Two Hundred Rupees Only				
200.00		FOR USE IN RECEIVING BANK				
Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN		Ref. No.		
		Bank Date		RBI Date		
Name of Bank		Bank-Branch		BANK OF INDIA		
Name of Branch		Scroll No. , Date		175, 08/10/2020		

Department ID : 0007075055
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
7072 (4) (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(63)-340-5154	0002360784202021	08/10/2020-11:17:25	IGR313	100.00
2	(63)-340-5154	0002360784202021	08/10/2020-11:17:25	IGR313	100.00
Total Defacement Amount					200.00

१११-३
१११६ (१००)
०१-३३



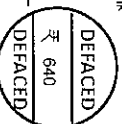
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0710202007573	Receipt Date	08/10/2020
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Received from Patani Shah Associates Through Partner, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 5154 dated 08/10/2020 at the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik

Payment Details



Bank Name	MAHB	Payment Date	07/10/2020
Bank CIN	10004152020100706851	REF No.	004968155
Deface No	0710202007573D	Deface Date	08/10/2020

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

Summary 1 (GoshiwarBhug-1)

340/5154
मुद्रांक: 08 अक्टोबर 2020 11:17 म.पू.

दस्तावेज संख्या: 1

तलम 3 132/253
दस्तावेज संख्या: 5154/2020

दस्तावेज संख्या: तलम 3 /5154/2020

वाजारा मूल्य: ₹. 00/-

सोदरता: ₹. 01/-

वाजारेचे मुद्रांक शुल्क: ₹. 100/-

दु. ति. माह. दु. ति. तलम 3 वाचे कार्यालय
अ. क्र. 5154 अ. दि. 08-10-2020
पेकी 11:14 म.पू. वा. हजर केला.

पावती: 6607

पावती दिनांक: 08/10/2020

मादरकरणाराने माह. म. पदवी आह अंतर्निगद्व तर्क
आविदार 1. श्री. मादर शैवध शाह - -

मोदवी की

₹. 100.00

दस्तावेज मालकी की

₹. 640.00

पुण्याची माला: 32

मूल्या: 740.00

दस्तावेज अंतर्निगद्व माली:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्तावेज माला: धोपापापन

मुद्रांक शुल्क: प्रतिवालेख

लिफा क्र. 1 08 / 10 / 2020 11 : 14 : 14 AM ची वेळ: (मादरकरण)

लिफा क्र. 2 08 / 10 / 2020 11 : 15 : 10 AM ची वेळ: (की)

