

341/5924

पावती

Original/Duplicate

Saturday, June 26, 2021

नोंदणी क्र.: 39म

12:01 PM

Regn.: 39M

पावती क्र.: 7654 दिनांक: 26/06/2021

गावाचे नाव: वडाळा

दस्तऐवजाचा अनुक्रमांक: नसम4-5924-2021

दस्तऐवजाचा प्रकार: घोषणापत्र

सावर करणाऱ्याचे नाव: सौ. माया विजय गुजराथी यांचे तर्फे जनरल मुखत्यार श्री. अमित विजय गुजराथी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणास मूळ दस्त, बंदनेल प्रिंट, सूची-२ अंदाजे

12:19 PM ह्या वेळेस मिळेल.

सह-जुलूसी निवांतावना 42
नाशिक-४.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2606202100339 दिनांक: 26/06/2021

वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002766011202122E दिनांक: 26/06/2021

वॅकेचे नाव व पत्ता:


मुळ दस्त परत



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CHALLAN
MTR Form Number-6

GRN	MH002766011202122E	BARCODE			Date	26/06/2021-08:53:41	Form ID	25.3
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name NSK4_NASHIK 4 JOINT SUB REGISTRAR				Full Name		MAYA VIJAY GUJRATHI		
Location NASHIK								
Year 2021-2022 One Time				Flat/Block No.		Urban Lifestyle, Unit 1 to 14,		
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			100.00	Road/Street		Plot No. 33, S. No. 110/4/5/A/2, Wadala,		
0030063301 Registration Fee			100.00	Area/Locality		Nashik		
				Town/City/District				
				PIN		4	2	2 0 0 6
				Remarks (If Any)				
				SecondPartyName=A-				
Total			200.00	Amount In		Two Hundred Rupees Only		
				Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021062610502	2688005382	
Cheque/DD No.				Bank Date	RBI Date	26/06/2021-08:54:37	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9822112115

खदर चलन केवल दुसरे निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी खदर चलन लागू नाही.

(Handwritten signature)

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2606202100339	Date 26/06/2021
Received from Self, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.	
Payment Details	
Bank Name IBKL	Date 26/06/2021
Bank CIN 10004152021062600311	REF No. 2696596576
This is computer generated receipt, hence no signature is required.	

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DECLARATION UNDER
APARTMENT OWNERSHIP ACT
FORM - A

This Declaration under the Apartment Ownership Act made and executed on this 26th day of June 2021 at NASHIK.

BY

MRS. MAYA VIJAY GUJRATHI, age 66, occupation Business, through Power of Attorney holder MR. AMIT VIJAY GUJRATHI, aged 44 years, occupation Business, office at S 14, Suyojit Sankul, Sharanpur Road, Nashik - 422002. (PAN - ACMPG2003R)

Hereinafter referred to as GRANTOR / OWNERS (which expression shall include their legal heirs, representative, assignees, nominees, etc.)

are fully empowered and qualified to execute this Deed do hereby state that.

FIRST-

That the Grantor / Owner own the following land situated at Wadala, Taluka and District Nashik, which is described as follows namely-

All that piece and parcel of land of non-agricultural tenure lying and being at Wadala, situated Nashik within the limits of Nashik Municipal Corporation within the registration and Sub-Registration District of Nashik bearing Plot No. 33, admeasuring 574.41 sq. mtrs, out of total area of 605.16 sq. mtrs. (excluding 30.75 sq. mtrs. area acquired by Nashik Municipal Corporation, Nashik for Road widening) (+TDR of 242.00 sq. mtrs) from and out of Survey No. 110/4/5/A/2, bounded as shown below.

On or towards East	:	by S. No. 110 Part.
On or towards West	:	by 6 M. Colony Road.
On or towards North	:	by Plot No. 34, 35.
On or towards South	:	by Plot No. 32.

Hereinafter referred to as the "said property".

SECOND-

WHEREAS the property bearing Plot No. 33 from and out of Survey No. 110/4/5/A/2 is owned and possessed by the Grantor herein. The said property was self-acquired property of Shri. Tulsidas Govinddas Gujrathi. He died on 13/10/1999, leaving behind him Shri. Vijaykumar Tulsidas

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Gujrathi and others as his legal heirs. Shri. Tulsidas Govinddas Gujrathi had executed a will on 26/9/1999, whereby he bequeathed the said property to the Grantor herein. Thereby, the name of Shri. Tulsidas Govinddas Gujrathi was deleted and the name of Grantor was recorded vide mutation entry No. 8651 dated 15/12/2007.

AND WHEREAS the said land is converted to the non-agriculture use by the order of the Collector, Nashik vide order No. MAH/ DESK 3/ 67 / 95 dated 26/7/1995. The layout is approved vide letter No. TP/ Final/ 314/ 3089 dated 7/11/1996.

AND WHEREAS the Grantor have purchased TDR of 242.00 sq. mtrs. to construct additional areas on the said plot area from Ratan Civil Associates Pvt. Ltd. A deed for the same is registered in the office of the Jt. Sub-Registrar Class II, Nashik 4 at Sr. No. 8554 on 10/9/2014.

AND WHEREAS thereafter, the Grantor decided to develop the said property and prepared plans for construction of a building which are approved by the Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik as per the commencement certificate No. LND/ BP/ A4/ 70/ 1763 dated 21/6/2017.

AND WHEREAS the construction of the building is completed and a completion certificate is issued by the Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik bearing No. Nashik East/ A4/ 26645/2020 dated 4/9/2020. Accordingly, the building so constructed is named as 'URBAN LIFESTYLE'.

AND WHEREAS an area of 30.75 sq. mtrs. is acquired / transferred to the Nashik Municipal Corporation, Nashik for the road widening up-to 9.00 mtrs. and therefore the name of Nashik Municipal Corporation, Nashik is recorded for the said area vide mutation entry No. 16791 and the remaining area is shown in the name of original owner.

AND WHEREAS the said building is named as URBAN LIFESTYLE APARTMENT consist of 14 RESIDENTIAL units.

The water tank and a Borewell is provided on the ground floor of the building. One overhead tank is also provided on the terrace for the water supply to the family unit holders.

Septic Tank is provided on the North West side marginal space.

THIRD-

That the construction upon the property described hereinabove is

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<u>Floor</u>	<u>Units</u>
Ground Floor	Parking
First Floor	4 Residential units
Second Floor	4 Residential units
Third Floor	4 Residential units
Fourth Floor	2 Residential units

TOTAL	14 units

Each flat unit holders have independent entrance and exit to their flat/ unit and also exit to common area and facility of the building. Each purchaser will get the rights with respect to the said property as per their agreements and also the rights mentioned in this deed along with the proportionate share in the land. The unit holders will also get undivided interest in the general and restricted common areas and facilities in the common areas listed in this deed for their enjoyment and herein after referred to as General and Restricted areas and facilities, all of the above in accordance with Maharashtra Apartment Ownership Act 1970.

That the common Top Terrace area of the building shall be used by the residential unit holders in common, except the allotted terraces, while the parking is allotted exclusively unit wise to the holders. Marginal spaces, open spaces, staircase, varandas, corridor, will be the common property of all the unit holders.

FORTH-

That the aforesaid buildings have a total built up area as per the completion certificate which is for residential premises.

FIFTH-

That this Condominium shall be known as "URBAN LIFESTYLE APARTMENT CONDOMINIUM".

The detailed description of the residential units is described in Annexure - A hereinafter.

<u>Flat No.</u>	<u>Floor</u>	<u>Purchasers</u>
101	First	Ms. Neha Rajesh Pandulkar
102	First	Mr. Vishnukant Digambar Jamale Mrs. Nilam Vishnukant Jamale

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103	First	Mr. Mohan Ganesh Jalukar Mrs. Madhuri Mohan Jalukar
104	First	Mr. Jayant Jagdish Bharadkar Mrs. Priyanka Jayant Bharadkar
201	Second	Mr. Abhishek Ajay Deshpande
202	Second	Mr. Akshay Chandrakant Paliwal
203	Second	Mr. Gaurav Ravindra Mandlik Mrs. Trupti Gaurav Mandlik Mr. Saurabh Ravindra Mandlik
204	Second	Mr. Jagannath Madhavrao Deore Mrs. Mangala Jagannath Deore
301	Third	Mr. Vinod Baburao Bairagi
302	Third	Mr. Aakash Sharad Landge Mrs. Pratibha Sharad Landge
303	Third	Mr. Prasad Arun Utpat Mrs. Jai Prasad Utpat
304	Third	Mr. Dhiraj Manohar Jadhav Mrs. Pooja Dhiraj Jadhav
401	Fourth	Mr. Pramod Jagannath Jadhav Mrs. Jayashree Balasaheb Tajane
402	Fourth	Mr. Pravinkumar Ram Waghela Mrs. Renuka Pravinkumar Waghela

So also each of the unit holders have right in the land in the percentage and voting right in the percentage as specifically shown hereinafter.

2A. COMMON AREAS AND FACILITES:-

- The parcel of land described in paragraph First of this Deed.
- A stairway, Top Common Terrace area, passages area, Lift, Common Parking Area referred to in this Deed as shown on the plan, which leads from the Ground floor to the roof of the building are common for the family unit holders.
- Septic tank on North West side.
- Plumbing network throughout the building.

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compensation or compensation for any period less than thirty days, or [b] any rental or if the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on 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 Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

TWENTETH-

That where a family unit is sold by a mortgage in exercise of his powers of sale under an English mortgage or by a Court in execution of a decree in a suit brought by a mortgagee 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 assessment by the association which became due prior to the acquisition 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 law, and that such charge shall be subordinate to such mortgage.

TWENTY FIRST-

That each unit holder transferring his right / unit shall have to obtain a NOC from the committee formed unanimously and the NOC charges for transfer of any unit as decided by the unit holders unanimously and shall be paid by the transferor failing to which the NOC for the transfer of name in the revenue record will not be issued by the Apartment and the incoming member will not be admitted in the apartment as a member.

TWENTY SECOND-

That the Manager of Board or Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units but without prejudicial to the right of the owner of a family unit to obtain individual family unit insurance.

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TWENTY THIRD-

That insurance premium for any blanket insurance's coverage shall be a common expenses to be paid by monthly assessment levied by the Association of Apartment Owners; and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premiums become due.

IN WITNESS WHEREOF the Grantors as aforesaid hereto set their hands on the date mentioned hereinabove.

DRAFTED
BY ME

SIGNED, SEALED & DELIVERED
BY WITHIN NAMED GRANTOR
MRS. MAYA VIJAY GUJRATHI,
through Power of Attorney holder
MR. AMIT VIJAY GUJRATHI

(Signature)



In presence of witnesses..

1. *(Signature)* 1. B. De -

2. *(Signature)* [Emanish Nanda]

EXHIBIT "A"

The plan is attached herewith.

BYE LAWS OF "URBAN LIFESTYLE APARTMENT CONDOMINIUM"

ANNEXURE - A

The detailed description of the residential units -

GROUND FLOOR
PARKING

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FIRST FLOOR

<u>Flat No.</u>	<u>Area Carpet Sq. mtrs.</u>	<u>East</u>	<u>Boundaries West</u>	<u>North</u>	<u>South</u>
101	57.76 Parking 12.50	Side Margin Of Building	Staircase, Lobby	Side Margin Of Building	Flat No. 102
102	57.76 Parking 12.50	Side Margin Of Building	Lobby, Lift	Flat No. 101,	Side Margin of Building
103	57.76 Parking 12.50	Lift, Lobby	Side Margin of Building	Flat No. 104	Side Margin of Building
104	57.76 Parking 12.50	Staircase Lobby	Side Margin of Building	Side Margin of Building	Flat No. 103

SECOND FLOOR

<u>Flat No.</u>	<u>Area Carpet Sq. mtrs.</u>	<u>East</u>	<u>Boundaries West</u>	<u>North</u>	<u>South</u>
201	57.76 Parking 12.50	Side Margin of Building	Lobby, Staircase	Side Margin of Building	Flat No. 202
202	57.76 Parking 12.50	Side Margin of Building	Lobby, Lift	Flat No. 201	Side Margin of Building
203	57.76 Parking 12.50	Lobby, Lift	Side Margin of Building	Flat No. 204	Side Margin of Building

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204	57.76	Lobby,	Side	Side	Flat
Parking 12.50		Staircase	Margin	Margin	No. 203
			of	of	
			Building	Building	

THIRD FLOOR

<u>Flat</u> <u>No.</u>	<u>Area</u> <u>Carpet</u> <u>Sq. mtrs.</u>	<u>East</u>	<u>Boundaries</u> <u>West</u>	<u>North</u>	<u>South</u>
301	57.76	Side	Staircase	Side	Flat
Parking 12.50		Margin	Lobby	Margin	No. 302
		Of		of	
		Building		Building	
302	57.76	Side	Lobby,	Flat	Sde
Parking 12.50		Margin	Staircase	No. 301	Margin
		of			of
		Building			Building
303	57.76	Lift,	Side	Flat	Side
Parking 12.50		Lobby	Margin	No. 304	Margin
			of		of
			Building		Building
304	57.76	Staircase,	Side	Side	Flat
Parking 12.50		Lobby	Margin	Margin	No. 303
			of	of	
			Building	Building	

FOURTH FLOOR

<u>Flat</u> <u>No.</u>	<u>Area</u> <u>Carpet</u> <u>Sq. mtrs.</u>	<u>East</u>	<u>Boundaries</u> <u>West</u>	<u>North</u>	<u>South</u>
401	70.93	Side	Lobby,	Side	Side
Parking 12.50		Margin	Staircase,	Margin	Margin
Terrace 50.09		of	Lift	of	of
		Building		Building	Building
402	70.23	Lobby,	Side	Side	Side
Parking 12.50		Staircase,	Margin	Margin	Margin
Terrace 50.09		Lift	of	of	of
			Building	Building	Building

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ANNEXURE - B

PERCENTAGE OF VOTING OF THE UNIT HOLDERS

UNIT NO. %age

101	6.91 %
102	6.91 %
103	6.91 %
104	6.91 %
201	6.91 %
202	6.91 %
203	6.91 %
204	6.91 %
301	6.91 %
302	6.91 %
303	6.91 %
304	6.91 %
401	8.54 %
402	8.54 %

	100 %

EXHIBIT - B

BYE LAWS OF

"URBAN LIFESTYLE APARTMENT CONDOMINIUM"

SHORT TITLE AND APPLICATION:-

1. These by laws may be called the bye-laws of the "URBAN LIFESTYLE APARTMENT CONDOMINIUM".
2. The Provisions of these by laws apply to the "URBAN LIFESTYLE APARTMENT CONDOMINIUM".

All present 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 by laws.

Mere acquisition or rental or taking or license of any of the units [hereinafter referred to as UNITS] of the building or mere act of occupancy of any of the said unit will signify these bye-laws are accepted, ratified and will be complied with.

3. DEFINITION:-

[1] In these bye-laws unless the context requires otherwise,

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- a] "Act" means the Maharashtra Apartment Ownership Act, 1970.
- b] "Association" means the Association of all the Apartment owners constituted by such owners for the purpose of the "URBAN LIFESTYLE APARTMENT CONDOMINIUM".
- c] "Board" means as Board of Managing Committee of Five persons all of whom shall be owners of apartment in the "URBAN LIFESTYLE APARTMENT CONDOMINIUM".
- d] "Building" means the building constructed on the property bearing Plot No. 33 admeasuring 574.41 sq. mtrs, out of total area of 605.16 sq. mtrs. (excluding 30.75 sq. mtrs. area acquired by Nashik Municipal Corporation, Nashik for Road widening) (+TDR of 242.00 sq. mtrs) from and out of Survey No. 110/4/5/A/2, lying and being at WADALA within the limits of Nashik Municipal Corporation, Nashik within the limits of Registration and Sub-Registration District of NASHIK, and known as "URBAN LIFESTYLE APARTMENT CONDOMINIUM", and includes the land forming part thereof.
- e] "Declaration" means the Declaration, which the Sole owner of the building or all the owners of the building have executed and registered as provided in Section 2.
- f] "Majority of Owners" means these owners holding 51 percentage of the votes in accordance with the percentage assigned in the Declaration.
- g] "Owner" of "Apartment Owners" means those persons owning an apartment in the "URBAN LIFESTYLE APARTMENT CONDOMINIUM".
- h] "Section" means a section of the Act.
- i] "Unit" means a family unit in the "URBAN LIFESTYLE APARTMENT CONDOMINIUM".
- j] "Registrar" means the Registrar of Co- operative Societies.

[2] Words and expressions used in these bye-laws but not defined therein shall have the meaning respectively assigned to this in the Act.

[3] The building located at Anandwalli, District of Nashik known as "URBAN LIFESTYLE APARTMENT CONDOMINIUM" is submitted to the provisions of the Act.

[4] OBJECTS OF THE ASSOCIATION-

[1] The objects of the Association shall be :-

- [a] to be and to act as the Association of Apartment Owners of the building called as "URBAN LIFESTYLE APARTMENT CONDOMINIUM" [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, funds, reserve funds etc.;
- [c] to provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose;
- [d] to retain and rent or license if possible, suitable portions of the

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common areas to outsiders for residential purpose, and to distribute the common profits left after deducting the common expenses profits left after deducting the common expenses 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 and do all and any of the matters provided in sub-section (2) of the Section 16;
- [f] to advance with the consent of the apartment owners; and short term loans to any apartment owners in case of any emergent necessity, and to provide for the repayment thereof in lump sum or in installments;
- [g] to establish and carry on its own account or jointly with individuals or institutions, educational physical, social and re-creative activities for the benefit of the apartment owners;
- [h] to frame rules, with the approval of the general meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association;
- [i] to do all things necessary for and otherwise provide for their welfare expedient for the attainment of the objects specified in these 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 ASSOCIATION:-

- [1] All persons who have purchased apartments in the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" and executed respective Declarations under section 5 submitting their apartment to provision of the Act shall automatically be the members of the Association, and shall pay the sum of one hundred rupees as entrance fee and 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 Rs. one hundred.
- [2] Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift or will or otherwise, the purchaser or donee shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fees as agreed unanimously. The shares held by an apartment owner shall be transferred to the name of such purchaser or donee on payment of the transfer fee 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 legatees or the names of the legal representatives jointly shall be entered in the register of apartment owners

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maintained by the Secretary for the purpose of administration of the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" as apartment owner or joint apartment owners. Where any legatee is minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6. JOINT APARTMENT OWNERS:-

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 five shares of the Association [joint apartment owners holding the shares jointly].

8. DISQUALIFICATION:-

No Apartment owner shall be entitled to vote on the questions of the election of members of the board or the President, Secretary, Treasurer or any other office bearer nor 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 year preceding the year in which the elections to the Board would take place.

CHAPTER II
VOTING, QUORUM AND PROXIES

9. VOTING:-

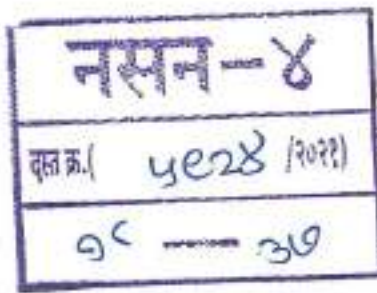
Voting shall be on a percentage basis, and the percentage of the vote of which the owner is entitled is the percentage assigned to the family unit or units in the Declaration.

10. QUORUM:-

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

11. Voters to be case in person-

Votes shall be cast in person.



CHAPTER III
Administration

12. POWER AND DUTIES OF ASSOCIATION:-

The Association will have the responsibility of administering the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" approving the annual budget, establishing and collecting monthly assessment 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 owners, casting votes in person.

13. PLACE OF MEETINGS:-

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

14. ANNUAL MEETINGS:-

The first annual meeting of the Association shall be held on the 5th day of April of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners a Board in Accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

15. SPECIAL MEETING :-

It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, of the apartment owners as directed by a resolution of the Board or upon a petition signed by a majority of the owners 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 authorized by him in this behalf. The notices of any special meeting shall state the time and place of such meeting except as stated in the notice without the consent of four-fifth of the owners present in persons.

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 to be 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 meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

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17. ADJOURNED MEETING:-

If any meeting of owners cannot be organized because a quorum has not attended the owners who are present, may adjourn the meeting to a time not less than forty-eight hours from the time the original meeting was called. If at such adjourned meeting also, no quorum is present the owners present in person being not less than 2/3 shall form a quorum.

18. ORDER OF BUSINESS:-

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

- Roll call
- Proof of notice of meeting or waiver of notice.
- Reading of minutes of proceedings of meeting.
- Reports of officers.
- Reports of the Housing, Commissioner or the Registrar or the officer duly authorized by them, if present.
- Report of committees.
- Election of Board.
- Unfinished business, if any.
- New business.

CHAPTER IV BOARD OF MANAGERS

19. Management of Association:-

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

20. Powers and duties of Board:-

The Board 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 by these bye-laws directed to be exercised and done by the owners.

21. Other duties:-

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

- Care, upkeep and surveillance of the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" and the common areas and facilities.
- Collection of monthly assessment from the owners;
- Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" the common areas and facilities and the restricted common areas and facilities.
- to provide for the manner in which the audit and accounts of the Association shall be carried out.

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- [e] to inspect the accounts kept by the Secretary and/or 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, account cash balance and deal with other miscellaneous business.

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 include but not limited to the duties listed in bye-laws 21.

23. ELECTION AND TERM OF OFFICE:-

At the first annual meeting of the Association, the term of office of Two Managers shall be fixed for three years. The term of office shall be of Two Managers shall be fixed at two years, and the term of office of one Manager shall be fixed at One year. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting. [If a larger board is contemplated, the terms of office should be established in a similar manner so that their terms 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 on the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a Manager, until a successor 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 cause by a majority of the apartment owners and a successor any 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. ORGANIZATION MEETING:-

The first meeting of a newly elected Board shall be held, within ten days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected and no notice shall be necessary to the newly elected Managers in order legally to constitute such meetings, provided a majority of the whole Board shall be present.

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27. REGULAR MEETINGS:-

Regular meetings of the Board may be held at such time and place as 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 telegraph at least three days prior to the day named for such meetings.

28. SPECIAL MEETINGS:-

Special meetings of the Board may be called by the President on three days notice to each Manager, given 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 or Secretary in the like manner and on like notice on the written request of at least three Managers.

29. WAIVER OF NOTICE:-

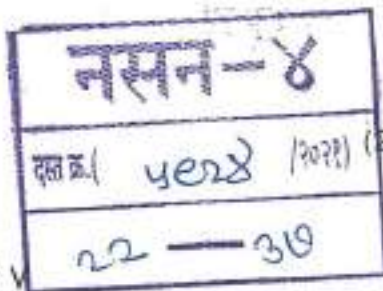
Before or at any meeting of the Board any Manager, may in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice, by him of the time and place thereof. If all the Managers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

30. QUORUM:-

At all meetings of the Board, one third of the total strength of the Managers shall constitute a quorum for the transaction of business, and the acts of Managers present at a meetings at which a quorum is present shall be the acts of the Board. If, at any meeting of the Board, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, 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.

31. 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.



CHAPTER V OFFICERS

32. DESIGNATION:-

The principal officer 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 office as in their judgment may be necessary. [In the case of an Association of one hundred owners or less the offices of Treasurer and Secretary may be filled by the same person].

33. ELECTION OF OFFICERS:-

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

34. REMOVAL OF OFFICERS:-

Upon an affirmative 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.

35. PRESIDENT:-

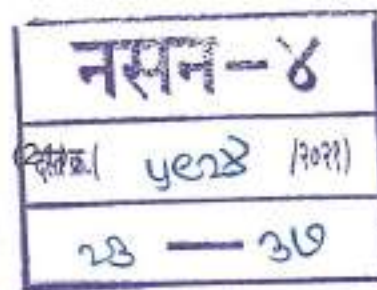
The President shall be Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the officer of president of an Association, including but not limited to the power to appoint committee from among the owners from time to time as he may in his discretion decide to the appropriate to assist in the conduct of the affairs of the Association.

36. VICE- PRESIDENT:-

The Vice President, shall take 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 the Board.

37. SECRETARY:-

The Secretary shall keep the minutes of the meetings of the Board and the minutes of all 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 incident to the officer of 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 receipts and disbursements in books belonging to the association. He shall be responsible for the deposits of all moneys and other valuable effects in the name of and to the credit of the Association in such depositaries as may from time to time be designated by the Board.

CHAPTER VI

OBLIGATION OF THE APARTMENT OWNERS

39. ASSESSMENTS:-

All owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to the "URBAN LIFESTYLE APARTMENT CONDOMINIUM", which may include an insurance for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity, common electricity meter bill, common water supply bills, special repairs and maintenance of the whole building. The assessments shall be made pro-rate according to the value of the unit owned as, stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve Fund for Replacements. Failing which will create its charge on his individual family unit which will be recovered by the URBAN LIFESTYLE APARTMENT in the next three months.

40. MAINTENANCE AND REPAIR:-

- [1] Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affect the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" in entirety or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.
- [2] All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, air conditioner, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment owner concerned.
- [3] An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.

41. USE OF FAMILY UNITS- INTERNAL CHANGES:-

- [1] All units [except units on basement] shall be utilized for residential purpose only.

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[2] An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing and after due consent of the Association, 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, alterations or installation.

42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS LAND FACILITIES:-

An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of "URBAN LIFESTYLE APARTMENT CONDOMINIUM" and facilities of 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 normal transit through them.

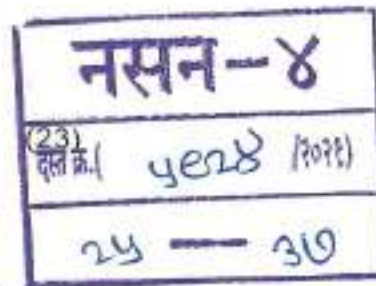
43. RIGHT OF ENTRY:-

[1] An owner shall grant the right of entry to the Manager or to the other person authorized by the Board or the Association in case of any emergency originating in or thereon in his unit, whether the owner is present at the time or not.

[2] An owner shall permit other owners or their representatives 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, such right of entry shall be immediate.

44. RULES OF CONDUCT:-

- [1] No resident of the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" shall post any advertisement or posters of any kind in or on the building except as authorized by the Association.
- [2] Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal Sanitary bye-laws or regulations.
- [3] It is prohibited to hang garments, rugs, etc. from the windows, balconies or from any of the facades of "URBAN LIFESTYLE APARTMENT CONDOMINIUM".
- [4] It is prohibited to dust rugs, etc. from the Windows or to clean 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. It



- 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, machinery or air-conditioning units, etc. on the exterior of the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" or that protrude through the wall or the roof of the Condominium except as authorized by the Association.

CHAPTER VII
FUNDS AND THERE 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 fund;
- d] by raising loans, if necessary, subject to such terms and conditions as the Association with the approval of the Competent Authority, may determine in this behalf.

46. INVESTMENTS:-

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

- [a] in the Central Co. Operative Bank or in the State Co. Operative Bank, Nationalized Bank or
- [b] in any of the securities specified in Sec.20 of the Indian Trust Act, 1882; or
- [c] in any Co. Operative Bank other than those referred to in clause [a] of the bye-law; 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 "URBAN LIFESTYLE APARTMENT CONDOMINIUM" is situated, 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 in to which all moneys received on behalf of the Association shall be paid; provided that the Secretary may retain his personal custody an amount not exceeding Rs. 1500/- for petty expenses. All payments

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above Rs. 1000/- shall be made by cheques signed by the Secretary, and one member of the Board or should be paid online.

- [2] Each apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any in respect of his apartment.
- [3] The Association shall on or before 31 July in each year publish an audited annual financial statement in respect of the common areas and facilities containing:-
 - [a] the profit and loss account;
 - [b] the receipts and expenditures of the previous financial year; and
 - [c] a summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose the general nature these liabilities & assets and how the value of fixed assets has been arrived at.
- [4] The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof shall be submitted to the competent authority not later than 15 August every year.
- [5] Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement a similar list of loaners and defaulters of building maintenance unit holders. The financial statement shall state up to what date profits and expenses of common areas are included.

49. PUBLICATION OF ACCOUNTS AND REPORT:-

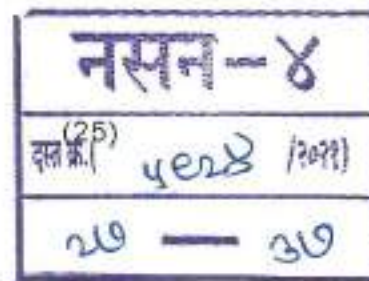
A copy of the last financial statement and of the report of the auditor; if any, shall be kept on a conspicuous place in the office of the Association.

50. APPOINTMENT OF AUDITOR:-

The Association shall appoint at its general meeting, an auditor who shall audit the accounts of the Association to be prepared by the Board as herein before provided and shall examine the annual return and verify the same, with the accounts relating thereof and shall either sign the same as found by him to be correct, duly couched and in accordance with law, or specially report to the Association in what respect the funds it is incorrect; un-vouched or not in accordance with law.

51. POWER OF AUDITOR:-

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities [including limited common areas and facilities] and common



expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER VIII MORTGAGEE

52. NOTICE TO ASSOCIATION:-

An owner who mortgages his unit, shall notify the Association through the Manager, if any or the President of the Board in the event there is no Manager, the name and address of his mortgagee and the Association shall maintain such information in a book entitled "Mortgagee of Units".

53. NOTICE OF UNPAID ASSESSMENT:-

The Association shall at the request of a mortgagee of a unit report shall 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 the 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 a 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 authorized by the Association in that behalf.

CHAPTER X AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. AMENDMENTS OF BYE-LAWS:-

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75% of the total value of all unit holders in the "URBAN LIFESTYLE APARTMENT CONDOMINIUM" as shown in the Declaration.

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इमारत खापराचा दाखला

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(पूर्ण / असमञः)

नाइलिक-पूर्व

દાવક ક્ર./નિર્નિવિ/ઝોડ/૨૬૬૪૫/૨૦૨૦

दिनांक : ०४/०९/२०२०

माया विजयकुमार नुनशायी

कलाश्रम विकास व प्रस्ता : अर्बन लोईफ स्ट्राइक सम्मेलन, सावरकर होटल

वाणराज कौतुकी, इंदिरा नगर, नाशिक.

मार्ग : आगला दिनांक १६/०६/२०२० वा अर्ज क्रमांक ३४/ओसी/२६/२०२०

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सं. ३३ अ. भू. क. - मधील इमारतीच्या हाव्या पाकिळाने चार भजले

अन्वयः ३४१६२ दिनांक २९/०५/२०१७ अन्वये

उपस्थित अधिकारी: अमित कुमार, श्री अमिता सिंह गुजराथी संख्या: कसीके/२४२४३८

જિલ્લો: ત્રિશુળાચાલો ગુરુ દ્વારો સમુદાય મિશન, વિશાખ નગર, પી.એમ.આઈ. નિવાસી કારણભાટી હાલોલ અટો

कीम अर्जुन लहसुन इमारतीची बांध करमेरा यत्नामने देवात घेत आहे.

मध्यम बोझमान सेत < 80.30 बी.पी. या पैकी निचलो < 80.30 निचलोसेत - बी.पी.

सूचना नं. ८४८-३६७ जी.पी. आ. पैकी निवामें ८४८-३६७ निवामेंत — जी.पी.

१३. एक समरूपीय अणु विद्युत, निम्नलिखित विधि से — निवासी कारणप्रतिवृत्त करता है।

२१. सड़क हावापसी के माध्यम से वातावरण में प्रदूषण को नियंत्रित करने के लिए आवश्यक है।

४. प्रयोगशाला में बटुला के लक्षणों, अंदरूनी आंगणों, निक्षेपों की तथ्यदीनानुसार कड़क कागची काग्यात खेईल

५) जॉर्ज टॉल्स्टॉय / भागद्वी इंडियस : ८२६९९४२९

४) औद्योगिक विभागाचा अंतिम दस्तऐवज क्रमांक _____

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६. वापसी आकारणी करणंसाठी संबंधित विभागाने संपर्क साधावा.

१) नमःस्योनी शालक १०००० + ४०००० - नु व. पा नं. ३५१९४४० दिनांक

३१/०२/२०२२ को ८५१४४६ दि २५/०८/२०२० कागजको अन्तर्गत

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कार्यकारी अधिगन्ता (नगरसंस्था)

नाशिक महानगरपालिका, नाशिक

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14. NAME OF THE PROPERTY: [Blank] 15. ADDRESS: [Blank] 16. AREA: [Blank] 17. VALUE: [Blank] 18. TAX: [Blank] 19. RENT: [Blank] 20. INCOME: [Blank] 21. OTHER: [Blank]		22. NAME OF THE REGISTRAR: [Blank] 23. DATE: [Blank] 24. TIME: [Blank] 25. SIGNATURE: [Blank] 26. SEAL: [Blank]	
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92. NAME OF THE PROPERTY: [Blank] 93. ADDRESS: [Blank] 94. AREA: [Blank] 95. VALUE: [Blank] 96. TAX: [Blank] 97. RENT: [Blank] 98. INCOME: [Blank] 99. OTHER: [Blank]		100. NAME OF THE REGISTRAR: [Blank] 101. DATE: [Blank] 102. TIME: [Blank] 103. SIGNATURE: [Blank] 104. SEAL: [Blank]	

341/5924

शनिवार, 26 जून 2021 12:01 म.नं.

दस्त गोश्वारा भाग-1

नसम4

3E-3U

दस्त क्रमांक: 5924/2021

दस्त क्रमांक: नसम4 /5924/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसम4 यांचे कार्यालयात

अ. क्र. 5924 वर दि.26-06-2021

रोमी 11:58 म.पु. वा. हजर केला.

पावती:7654

पावती दिनांक: 26/06/2021

सादरकरणाचे नाव: सौ. माया विजय गुजराथी यांचे तर्फे
जनरल मुखत्यार श्री. अमित विजय गुजराथी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण: 900.00

दस्त हजर करणाऱ्याची सही:



सा.पु.दु.स. नि.सं.धन.सं.दर्श-२

नाशिक-४.

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्र. 1 26 / 06 / 2021 11 : 58 : 30 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 26 / 06 / 2021 11 : 59 : 12 AM ची वेळ: (फी)



सा.पु.दु.स. नि.सं.धन.सं.दर्श-२

नाशिक-४.



26/06/2021 12:03:25 PM

दस्त गोष्टवारा भाग-2

नसम4

30-30

दस्त क्रमांक:5924/2021

दस्त क्रमांक :नसम4/5924/2021

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सौ. माया विजय गुजराथी यांचे तर्फे जनरल मुखत्यार श्री. अमित विजय गुजराथी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एम 14, सुयोगिनी संकुल, शरणपुर रोड, नाशिक, प्लॉट नं: आधार नंबर - 462211780509, रोड नं: -, महाराष्ट्र, नाशिक. पिन नंबर:ACMPG2003R	निवृत्त देशार वय -44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकरीत घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ:26 / 06 / 2021 12 : 00 : 33 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना खात्रीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड. तुषार गजानन नागरे - - वय:54 पत्ता:एक एक 13 ठडार बजार नवीन सीबीएम नाशिक पिन कोड:422002		

शिक्का क्र.4 ची वेळ:26 / 06 / 2021 12 : 01 : 00 PM

सह: दुय्यम निबंधक वर्ग-२
नाशिक-४.
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAYA VIJAY GUJRATHI	eChallan	69103332021062610502	MH002766011202122E	100.00	SD	0001307576202122	26/06/2021
2		DHC		2606202100339	800	RF	2606202100339D	26/06/2021
3	MAYA VIJAY GUJRATHI	eChallan		MH002766011202122E	100	RF	0001307576202122	26/06/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते की,
Know Your Rights as Registrants

5924 /2021

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout and scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.santa@gmail.com



यस बख्ताबादे एकुणे ३७ पाने आहेत

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक
५९१४ वर नोंदला.

दिनांक २६ माहे जुलै सन २०२१

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.



26/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4

दस्त क्रमांक : 5924/2021

नोंदणी :

Regn:63m

गावाचे नाव : वडाळा

(1) विलेखाचा प्रकार	घोषणापत्र
(2) मोबदला	0
(3) बाजारभावा/भाडेपट्ट्याच्या मानतितपट्टाकार आकारणी देतो की पट्टेदार ते गमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: चौथे वडाळा, ता.जि. नाशिक येथील सर्व्हे नंबर 110/4/5/अ/2 पैकी प्लॉट नंबर 33 याचे एकूण क्षेत्र 605.16 चौरस मीटर पैकी रस्ता रुंदीकरणासाठी 30.75 चौरस मीटर क्षेत्र वजा जाता उर्वरित क्षेत्र 574.41 चौरस मीटर + टिडीआर 242.00 चौरस मीटर असे एकूण क्षेत्र 816.41 चौरस मीटर यावर बांधलेल्या अर्बन लाईफ स्टायल अपार्टमेंट ही इमारत व त्यामधील युनिट नंबर 1 ते 14 ((Survey Number : 110/4/5/A/2 ; Plot Number : 33 ;))
(5) क्षेत्रफळ	1) 574.41 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सी. माया विजय गुजरायी यांचे तर्फे जनरल मुखत्यार श्री. अमित विजय गुजरायी वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एस 14, सुयोजित संकुल, शरणपुर रोड, नाशिक, ब्लॉक नं: आधार नंबर - 462211780509, रोड नं. -, महाराष्ट्र, नाशिक. पिन कोड:-422002 पॅन नं:-ACMPG2003R
(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करन दिल्याचा दिनांक	26/06/2021
(10) दस्त नोंदणी केल्याचा दिनांक	26/06/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5924/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) खेरा	



सूची क्र. II

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अरसल वरदुय्यम नवकलसह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit



Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAYA VIJAY GUJRATHI	eChallan	69109932021062810502	MH002755011202122E	100.00	SD	0001307576202122	26/06/2021
2		DHC		2806202100339	800	RF	2806202100339D	26/06/2021
3	MAYA VIJAY GUJRATHI	eChallan		MH002755011202122F	100	RF	0001307576202122	26/06/2021

[SD: Stamp Duty] [RF: Registrar Fee] [DHC: Document Handling Charges]