रविकिरण विठ्ठल इंगळे

७, अनंत गौरव चेंबर्स, मेहेर सिग्नल, नाशिक २
मो. क्रमांक - ९४२२२५५५१८

४४९७

1:28

३८+२

DEED OF DECLARATION

" VASTU PARK APARTMENT "

CONDOMINIUM

Chunchale

S.No. 63/1A

Plot No. 31+32

Total area 556.00 Square

104/6697
Tuesday,August 14 ,2018
11:43 AM

पावती

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

पावती क्रं.: 12549 दिनांक: 14/08/2018

गावाचे नाव: चुंचाळे
दस्तऐवजाचा अनुक्रमांक: नसन1-6697-2018
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: श्री. नारायण लाभू सरोदे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:30 AM ह्या वेळेस मिळेल.

Sub Registrar Nashik1

सह. दुय्यम निबंधक वर्ग-२

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 030720186678 दिनांक: 14/08/2018
बँकेचे नाव व पत्ता:

Received original document
Date 14 AUG 2018

Index-2(सूची - २)

14/08/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. नाशिक 1
दस्त क्रमांक : 6697/2018
नोदंणी :
Regn:63m

गावाचे नाव : चुंचाळे

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी [illegible] महानगरपालिका हद्दीतील मौजे चुंचाळे या गावचे शिवारातील सर्व्हे नंबर 63/1अ यांसी प्लॉट नंबर 31 + 32 यांसी एकूण क्षेत्र 556.00 चौरस मीटर यांसी सिटी सर्व्हे नंबर 2291 यांसी क्षेत्र 279.00 चौरस मीटर आणि सिटी सर्व्हे नंबर 2292 यांसी क्षेत्र 279.00 चौरस मीटर यांसी एकूण क्षेत्र 558.00 चौरस मीटर या मिळकतीवर बांधण्यात आलेली वास्तुपार्क अपार्टमेंट या मिळकतीचे घोषणापत्र येणेप्रमाणे ((Survey Number : 63/1अ ; Plot Number : 31+32 ;))
(5) क्षेत्रफळ	1) 556.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. नारायण लाभू सरोदे वय:-53; पत्ता:-प्लॉट नं: प्लॉट नंबर 9, , माळा नं: -, इमारतीचे नाव: पांडुरंग निवास, , ब्लॉक नं: भाद्रपद सेक्टर, सिंहस्थ नगर, , रोड नं: सिडको, नाशिक , महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-AMCPS2335J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/08/2018
(10)दस्त नोंदणी केल्याचा दिनांक	14/08/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6697/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२ नाशिक-१

20रु. Rs.20 वीस रुपये TWENTY RUPEES

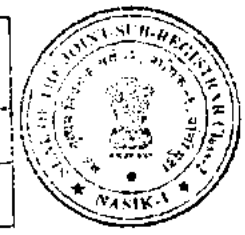
SEAL OF THE JOINT-SUB-REGISTRAR NASIK-1

नोंदणी नंतरची प्रथम सूची क्र. II प्रत अस्सल वर हुकुम नक्कल

सह.दुय्यम निबंधक वर्ग-२ नाशिक-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

नसन – १
दस्त क्र.(६६८७ /२०१८
९ — ८०



Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	030720186678	**Date**	14/08/2018

Received from shri. punmsingh ishvarsing patil, Mobile number 9850765624, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office S.R. Nashik 1 of the District Nashik.

DEFACED
₹ 800
DEFACED

Payment Details

Bank Name	IBKC	**Date**	03/07/2018
Bank CIN	10004152018070304917	**REF No.**	0

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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2018 ◑

13 AUG 2018

TREASURY OFFICE NASIK
TC 268751
02 AUG 2018
STPHC ATO

D.

विक्रीचे ठिकाण नासिक कोर्ट क्र. १५१३५७ दि. .....

स्टँप घेणाराचे नांव नारायण भाऊ सरोदे रा. ओवळ

हस्ते ..... नाशिक, रजि.

सही .....

दि.नासिक डिस्ट्रि.ॲडव्होकेटस् मल्टी.
को-ऑप. सायटी. लि. नाशिक.
रजि.नं.एन.एस. /जी.एन.एल/११२/१२०

नसन – १
दस्त क्र.(९९९९ /२०१८
२ — ४०

!! श्री !!

SEAL OF THE JOINT-SUB-REGISTRAR (Class-I) NASIK-I

VASTU PARK APARTMENT - MOUJE CHUNCHALE

DEED OF DECLARATION

FORM - A (RULE 3)

THIS DEED OF DECLARATION is made and executed on this **13th** day of the month **August** in the Year **2018 A. D.** at Nashik.

दस्ताचा प्रकार / अनुच्छेद क्रमांक : घोषणापत्र

दस्त नोंदणी करणार आहेत का ? : हो.

होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव : नाशिक - १

मिळकतीचे वर्णन : मौजे चुंबाळे सं. नं. ६३/१/अ प्लॉट नं. ३१+३२

मोबदला रक्कम : ०

मुद्रांक विकत घेण्याऱ्याचे नाव : नारायण त्याभू सरोदे.

दुसऱ्या पक्षकाराचे नाव :

हस्ते असल्यास त्यांचे नांव व पत्ता : ॲड. आर. व्ही इंगळे.

मुद्रांक शुल्क रक्कम : १००/-

मुद्रांक विक्री नोंद वही अनु.क्रमांक/दिनांक : १५१३५१३

मुद्रांक विकत घेणाऱ्याची सही : Ingale.

दि नाशिक डिस्ट्रीक्ट ॲडव्होकेट
मल्टीपर्पज को.ऑप.सोसायटी लि.नाशिक
एन.एस.के./जी.एन.एल./११२/१९७८ नाशिक कोर्ट
मुद्रांक विक्रेत्याची सही.

३
१४/८/१८

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दस्त क्र. (९९९७ /२०१८
३ — ४०

SEAL OF THE JOINT-SUB-REGISTRAR CLASS-I

मुद्रांक पेपर अल्ट्रा व्हायलेट लॅम्प खाली तपासले व एस.एम.एस./संबंधित मुद्रांक विक्रेत्यांच्या दुरध्वनी/भ्रमणध्वनी वरून/संपर्क साधून तपासले असता मेळ बरोबर आढळून आला.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-१

दि. नाशिक डिस्ट्रीक्ट ॲडव्होकेटस् मल्टीपर्पज को-ऑप.
सोसायटी लि., जिल्हा न्यायालय आवार,नाशिक पावती क्र. 4391

परवाना क्रमांक : आस्था/जनरल/र.नं.एन.एस.के./जी.एन.एल./८१/२१/२१ अ.दि.६/१०/१९८१ दि. 13/8/2018

श्री./श्रीमती. नारायण त्याभू सरोदे.

हस्ते ॲड. आर. व्ही इंगळे. राहणार नाशिक

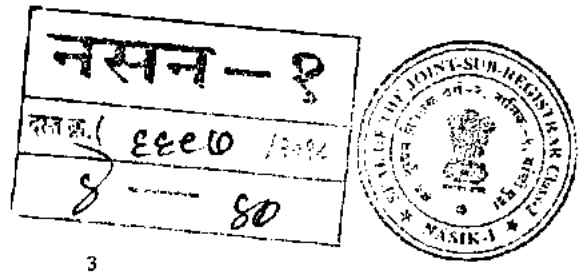
यांच्यासाठी रूपये 100/- (अक्षरी रूपये शंभर मात्र

मात्र) खाली नमुद केलेल्या मुद्रांक खरेदीसाठी रोख मिळाले.

मु.वि.रजि.अ.क्र.	मुद्रांकाचा तपशिल	संख्या	किंमत रूपये
1518518	५०० x १०० x 1 ५० x २० x	1	100/-
	एकुण	1	100/-

Ingale
(मुद्रांक विकत घेणाऱ्याची सही)

(मुद्रांक विक्रेत्याची सही)



I

MR. NARAYAN LABHU SARODE

Aged - 53 Years Occupation - Business,

Residing at Pandurang Niwas, Bhadrapad Sector, Sinhastha Nagar, Cidco, Nashik - 422009

Hereinafter referred to as the **OWNER/GRANTOR** (which expression shall, unless repugnant to the context, mean and include the said firm, its partners, executors administrators and assigns.)

The Owner / Grantor who are fully empowered and qualified to execute this Deed do hereby state and declare that -

FIRST - All that piece & parcel of land bearing **Plot No.31 + 32** admeasuring **556.00 Square Meters** (CTS No.2291 admeasuring 279.00 Square Meters and CTS No.2292 admeasuring 279.00 Square Meters) from and out of **Survey No.63/1/A** lying & being at **Mouje Chunchale**, Taluka & District Nashik, within the limit of Nashik Municipal Corporation Registration & Sub-registration District of Nashik is owned by the grantor & bounded together as shown below -

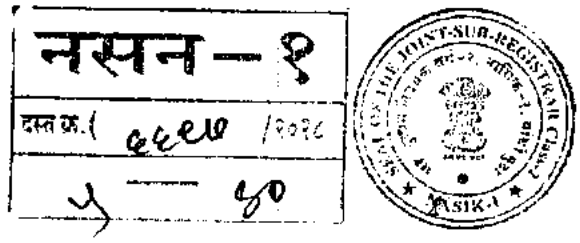
On or towards East	:	12 Meters Road;
On or towards West	:	Plot No.21, 22 and 23;
On or towards North	:	Plot No.30;
On or towards South	:	Plot No.33;

Hereinafter referred to as **"The Said Land"** together with **7 commercial** premises and **18 residential** premises standing thereon.

SECOND - The grantor had purchased the said land from its previous owner Mr. Sandeep Krushnagopal Gupta by way of sale deed dated 16th July 2016 registered at the office of Sub-Registrar, Nashik 1 at Document Serial No.5754 dated 14th July 2016. The name of grantor was mutated in record of rights vide mutation entry no.16040.

The grantor had purchased the required **TDR** admeasuring **45.45** Square Meters vide Sale Deed that is dated 26th September 2016 which is duly registered on the same day in the office of Sub-Registrar Nasik 5 at the Serial No.5739.

The Revenue Collector Nasik has granted Non Agricultural use permission for **Residential Purpose** in the respect of the said land vides a letter which bears No.RB / DESK / III / LNA / SR / 187 / 81 Dated 14th May 1981. The area admeasuring 94.91 Square Meters out of the said land, the Revenue Collector, Nashik has granted Non Agricultural use permission for **Commercial Purpose** vide a letter which bears No.Masha/Kaksha/3/2/Ru.Ka.Aa/SR/135/2018, Nashik dated 04/06/2018. Lay-out Plan of the said land is sanctioned by the Nashik Municipal Corporation vide its letter no.RP/Chunchale/1122 dated 24th April 1981 and RP/Chunchale/1377 dated 27th April 1981.



The grantor has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai on **22/09/2017** under registration no.**P51600013306;**

The grantor had constructed the multi storied building consisting 7 commercial premises and 18 residential flats on the said land as per building plan which was lastly approved by the Nashik Municipal Corporation Nashik by its Sanction **Commencement Certificate No.** LND / BP / B2 / 276 / 3672 dated 30th September 2016 and revised **Commencement Certificate No.**LND / BP / B2 / 141 / 2015 dated 29th June 2017 & the construction of the building is completed in all respect & therefore Nashik Municipal Corporation Nashik had given **Completion Certificate / Occupancy Certificate** bearing outward no. / Naravi / B2 / 20963 / 4783 on dated 09th August 2018.

THIRD - That the said building is already constructed as per building plan attached hereto at **Exh A** and is having the Ground + Three upper floors, having 7 commercial units on ground floor and 18 residential units on the first, second and third floor.

All the units are capable of individual utilization on account of having their own access to the common areas and facilities of the building. Each owner shall obtain a particular exclusive property thereof and each such apartment consisting heritable and transferable immovable property within the meaning of the common law for the time being in force in the State and also undivided interest in common areas and facilities of the building as listed herein below in this deed necessary for their adequate use enjoyment and hereinafter referred to as common areas and facilities all of the above in accordance with the **MAHARASHTRA APARTMENTS OWNERSHIP ACT 1970.**

FOURTH - That as per completion / occupancy certificate dated 09th August 2018. The said building has 808.79 Square Meters built-up Area and 718.53 Square Meters Carpet Area.

FIFTH - That this condominium shall be known as **"VASTU PARK APARTMENT" CONDOMINIUM** with its postal address as VASTU PARK APARTMENT, Chunchale, Nashik & that the Apartment and the common areas and facilities of the building will be as follow -

APARTMENT UNIT –

- On the Ground floor, there are seven units being commercial premises bearing no.1, 2, 3, 4, 5, 6 and 7.
- On the first floor, there are six units being residential premises bearing no.1, 2, 3, 4, 5 and.6.
- On the second floor, there are six units being residential premises bearing no.7, 8, 9, 10, 11 and 12.
- On the third floor, there are six units being residential premises bearing no.13, 14, 15, 16, 17 and 18.

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The **Commercial Apartment units** are described below fully -

COMMERCIAL UNIT NO.1 - It is a Commercial Apartment **Unit/Shop No.1** situated on the ground floor having carpet area admeasuring **8.70** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Common Toilet and Parking Area of the said Apartment;
On the South : by Parking Area of the said Apartment;
On the North : by Shop No.2;

COMMERCIAL UNIT NO.2 - It is a Commercial Apartment **Unit/Shop No.2** situated on the ground floor having carpet area admeasuring **11.91** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Parking Area of the said Apartment;
On the South : by Shop No.1.;
On the North : by Shop No.3;

COMMERCIAL UNIT NO.3 - It is a Commercial Apartment **Unit/Shop No.3** situated on the ground floor having carpet area admeasuring **13.05** square meters and bounded as follows -

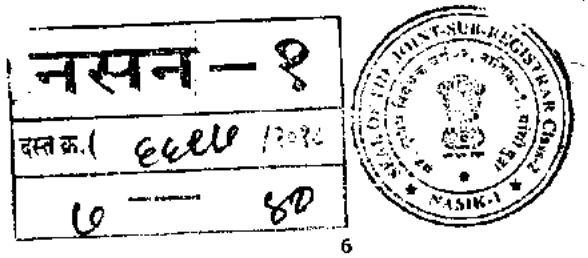
On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Parking Area of the said Apartment;
On the South : by Shop No.2;
On the North : by Shop No.4;

COMMERCIAL UNIT NO.4 - It is a Commercial Apartment **Unit/Shop No.4** situated on the ground floor having carpet area admeasuring **13.05** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Parking Area of the said Apartment;
On the South : by Shop No.3;
On the North : by Shop No.5;

COMMERCIAL UNIT NO.5 - It is a Commercial Apartment **Unit/Shop No.5** situated on the ground floor having carpet area admeasuring **11.91** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Parking Area of the said Apartment;
On the South : by Shop No.4;
On the North : by Shop No.6;



COMMERCIAL UNIT NO.6 - It is a Commercial Apartment **Unit/Shop No.6** situated on the ground floor having carpet area admeasuring **13.05** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Parking Area of the said Apartment;
On the South : by Shop No.5;
On the North : by Shop No.7;

COMMERCIAL UNIT NO.7 - It is a Commercial Apartment **Unit/Shop No.7** situated on the ground floor having carpet area admeasuring **8.70** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Common Toilet and Parking Area of the said Apartment;
On the South : by Shop No.6;
On the North : by Building Marginal Space;

The **Residential Apartment units** are described below fully -

APARTMENT UNIT NO. 1 - It is a Residential Apartment **Unit No.1** situated on the **first floor** having carpet area admeasuring **35.93** square meters and bounded as follows -

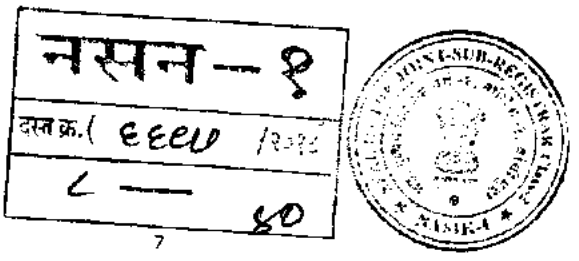
On the East : by Building Marginal Space and 12 Meter Road;
On the West : by passage, Flat No 5 and 6;
On the South : by Flat No 2;
On the North : by Building Marginal Space;

APARTMENT UNIT NO. 2 - It is a Residential Apartment **Unit No.2** situated on the **first floor** having carpet area admeasuring **35.93** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Passage, Flat No 3 and 4;
On the South : by Building Marginal Space;
On the North : by Flat No 1;

APARTMENT UNIT NO. 3 - It is a Residential Apartment **Unit No.3** situated on the **first floor** having carpet area admeasuring **37.50** square meters and bounded as follows -

On the East : by Flat No 2
On the West : by Building Marginal Space;
On the South : by Building Marginal Space;
On the North : by Flat No 4;



APARTMENT UNIT NO. 4 - It is a Residential Apartment **Unit No.4** situated on the **first floor** having carpet area admeasuring **35.73** square meters and bounded as follows -

On the East : by Passage and Flat No 2;
On the West : by Building Marginal Space;
On the South : by Flat No 3;
On the North : by stair case and Flat No 5;

APARTMENT UNIT NO. 5 - It is a Residential Apartment **Unit No.5** situated on the **first floor** having carpet area admeasuring **35.34** square meters and bounded as follows -

On the East : by Passage and Flat No 1;
On the West : by Building Marginal Space;
On the South : by stair case and Flat No 4;
On the North : by Flat No 6;

APARTMENT UNIT NO. 6 - It is a Residential Apartment **Unit No.6** situated on the **first floor** having carpet area admeasuring **38.31** square meters and bounded as follows -

On the East : by Flat No 1;
On the West : by Building Marginal Space;
On the South : by Flat No 5;
On the North : by Building Marginal Space;

APARTMENT UNIT NO. 7 - It is a Residential Apartment **Unit No.7** situated on the **second floor** having carpet area admeasuring **35.93** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by passage, Flat No 11 and 12;
On the South : by Flat No 8;
On the North : by Building Marginal Space;

APARTMENT UNIT NO. 8 - It is a Residential Apartment **Unit No.8** situated on the **second floor** having carpet area admeasuring **35.93** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Passage, Flat No 9 and 10;
On the South : by Building Marginal Space;
On the North : by Flat No 7;

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APARTMENT UNIT NO. 9 - It is a Residential Apartment **Unit No.9** situated on the **second floor** having carpet area admeasuring **37.50** square meters and bounded as follows -

On the East : by Flat No 8
On the West : by Building Marginal Space;
On the South : by Building Marginal Space;
On the North : by Flat No 10;

APARTMENT UNIT NO. 10 - It is a Residential Apartment **Unit No.10** situated on the **second floor** having carpet area admeasuring **35.73** square meters and bounded as follows -

On the East : by Passage and Flat No 8;
On the West : by Building Marginal Space;
On the South : by Flat No 9;
On the North : by stair case and Flat No 11;

APARTMENT UNIT NO. 11 - It is a Residential Apartment **Unit No.11** situated on the **second floor** having carpet area admeasuring **35.34** square meters and bounded as follows -

On the East : by Passage and Flat No 7;
On the West : by Building Marginal Space;
On the South : by stair case and Flat No 10;
On the North : by Flat No 12;

APARTMENT UNIT NO. 12 - It is a Residential Apartment **Unit No.12** situated on the **second floor** having carpet area admeasuring **38.31** square meters and bounded as follows -

On the East : by Flat No 7;
On the West : by Building Marginal Space;
On the South : by Flat No.11;
On the North : by Building Marginal Space;

APARTMENT UNIT NO. 13 - It is a Residential Apartment **Unit No.13** situated on the **third floor** having carpet area admeasuring **35.93** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by passage, Flat No.17 and 18;
On the South : by Flat No 14;
On the North : by Building Marginal Space;

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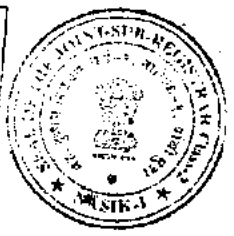


APARTMENT UNIT NO. 14 - It is a Residential Apartment **Unit No.14** situated on the **third floor** having carpet area admeasuring **35.93** square meters and bounded as follows -

On the East : by Building Marginal Space and 12 Meter Road;
On the West : by Passage, Flat No 15 and 16;
On the South : by Building Marginal Space;
On the North : by Flat No 13;

APARTMENT UNIT NO. 15 - It is a Residential Apartment **Unit No.15** situated on the **third floor** having carpet area admeasuring **37.50** square meters and bounded as follows -

On the East : by Flat No 14
On the West : by Building Marginal Space;
On the South : by Building Marginal Space;
On the North : by Flat No 16;

APARTMENT UNIT NO. 16 - It is a Residential Apartment **Unit No.16** situated on the **third floor** having carpet area admeasuring **35.73** square meters and bounded as follows -

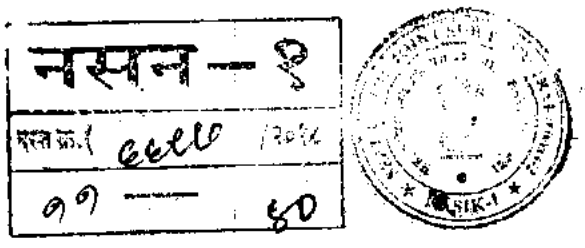
On the East : by Passage and Flat No 14;
On the West : by Building Marginal Space;
On the South : by Flat No 15;
On the North : by stair case and Flat No 17;

APARTMENT UNIT NO. 17 - It is a Residential Apartment **Unit No.17** situated on the **third floor** having carpet area admeasuring **35.34** square meters and bounded as follows -

On the East : by Passage and Flat No 13;
On the West : by Building Marginal Space;
On the South : by stair case and Flat No 16;
On the North : by Flat No 18;

APARTMENT UNIT NO. 18 - It is a Residential Apartment **Unit No.18** situated on the **third floor** having carpet area admeasuring **38.31** square meters and bounded as follows -

On the East : by Flat No 13;
On the West : by Building Marginal Space;
On the South : by Flat No 17;
On the North : by Building Marginal Space;

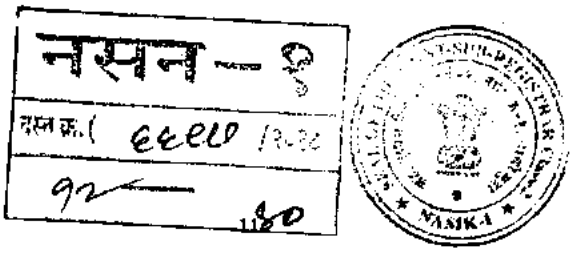


COMMON AREAS AND FACILITIES -

1. The parcel of land described in paragraph first of this deed.
2. Parking facilities as shown in Exhibit A attached hereto.
3. The stairway and staircase landing in the said building, which leads from the ground to the Third floor of the said building.
4. Underground water tank located in a suitable place and overhead water tank located on the staircase column of the building.
5. Plumbing networks throughout the building.
6. Sanitary network throughout the building and septic tank located in the side margin.
7. Necessary electrical lighting network and common water connection in the building.
8. The foundations and main walls, columns, girders, beams and roof of the building as described in the plans which form part of this deed as Exhibit A hereof.
9. Common meter for common electric consumption.
10. Compound walls and sliding gate/s.

COMMON EXPENSES TO BE PAID BY THE SHOP AND FLAT OCCUPANTS IN THE BUILDING -

a. The expenses of maintaining, repairing, redecoration, etc. of the main structure and in particular the roof, gutters and rain water pipes of the building, water pipes, if any, and electric wires in under and upon the building and enjoyed or used by the purchaser in common with other occupiers of other flats and main entrance, passages, landings and staircases, terraces or roofs of the building as enjoyed by the Purchaser or used by him in common as afore said.
b. The cost of cleaning and lighting the passages, landings, staircase and other parts of the building or enjoyed or used by the Purchaser in common as aforesaid.
c. The costs of maintenance of exterior portion of the building.
d. The costs of salaries of clerks, bill collectors, chowkidars, sweepers, etc. appointed by Developer/ Association to manage and look after the building.
e. The cost of maintenance of other lights, common water connection and services.
f. Insurance of the building.
g. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.
h. N. A. Tax.



RESTRICTED AREAS AND FACILITIES -

Partition walls common between such two apartments/shops shall be restricted and be common between the same two units only.

SPECIFIC PROVISIONS AND DECLARATION -

1. The area in front of shops premises shall be use and utilized by the shops owner only. The residential building occupants shall not cause any hindrance and restrain for the use and enjoyment of the access and rights as mentioned aforesaid, in any manner.

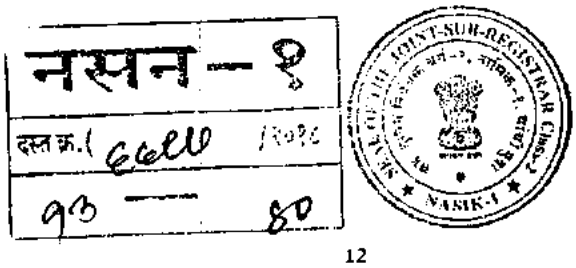
2. The parking space in the said building shall be use and utilized by the flats owner only. The commercial shop occupants shall not cause any hindrance and restrain for the use and enjoyment of the access and rights as mentioned aforesaid, in any manner.

3. The two W.C. situated on the ground floor in the parking space one of them shall be use and utilized by the shop owners and expenses for the same such as light bill, water tax shall be paid from the common maintenance.

SIXTH - That the right, title and interest of each owners of the commercial as well as family unit in the general common areas and facilities described in clause fifth as well as their proportionate share in the profits and common expenses in the said general common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of the Apartment unit owners of **VASTU PARK APARTMENT CONDOMINIUM** is based on the proportionate carpet area of each apartment owner to the total carpet area of all apartment units. The table of the percentages of voting rights of each apartment units is given hereunder -

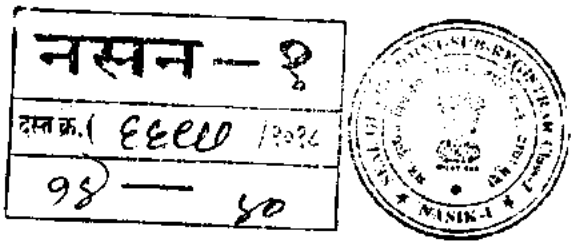
Commercial Apartment Unit -

Unit No.	Name of Owner	Agreement Sr. No. & Date	Percentage of Ownership & Voting Rights
1	Unsold	Not Registered	1.20
2	Unsold	Not Registered	1.61
3	Unsold	Not Registered	1.77
4	Unsold	Not Registered	1.77
5	Unsold	Not Registered	1.61
6	Unsold	Not Registered	1.77
7	Unsold	Not Registered	1.20



Family Apartment Unit -

Unit No.	Name of Owner	Agreement Sr. No. & Date	Percentage of Ownership & Voting Rights
1	Poonamsing Eshwarsing Patil and Sharada Poonamsing Patil	Sr.No. 5567 Dated 04/07/2018 NSK - 1	4.87
2	Unsold	Not Registered	4.87
3	Unsold	Not Registered	5.10
4	Unsold	Not Registered	4.85
5	Unsold	Not Registered	4.80
6	Rajendra Sukharamdas Gupta	Sr.No. 6289 Dated 30/07/2018 NSK - 1	5.20
7	Unsold	Not Registered	4.87
8	Unsold	Not Registered	4.87
9	Unsold	Not Registered	5.10
10	Unsold	Not Registered	4.85
11	Gopal Subhash Savant Ranjana Gopal Savant Nilesh Gopal Savant	Sr.No. 6232 Dated 26/07/2018 NSK - 1	4.80
12	Pratap Punjarya Kokani and Pramila Pratap Kokani	Sr.No. 6234 Dated 27/07/2018 NSK - 1	5.20
13	Unsold	Not Registered	4.87
14	Unsold	Not Registered	4.87
15	Unsold	Not Registered	5.10
16	Unsold	Not Registered	4.85
17	Unsold	Not Registered	4.80
18	Unsold	Not Registered	5.20
TOTAL			**100**



That the proportionate representation in voting provided herein -above may be limited in accordance with the provisions of the byelaws attached hereto as **Exh B.**

Apartment/Apartments as and percentage of voting and / or undivided interest in the common areas and facilities appertaining to the apartment /apartments are not encumbered in any manner whatsoever on the date of this declaration.

SEVENTH - That the administration of **VASTU PARK APARTMENT CONDOMINIUM** consisting as aforesaid and parcel of land described in clauses first and fifth of this deed shall be in accordance with the provisions of this deed and with the provisions of the bye-laws which are made a part of this deed and are attached hereto as **Exh B.**

EIGHTH - That as appears above a plans of apartment ownership is hereby contributed under and subject to the provisions of Maharashtra Apartment Ownership Act 1970 so that the apartment units may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to the common areas and facilities of the building & each apartment unit owner having exclusive and particular right, title and interest over his respective unit and in addition, specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.

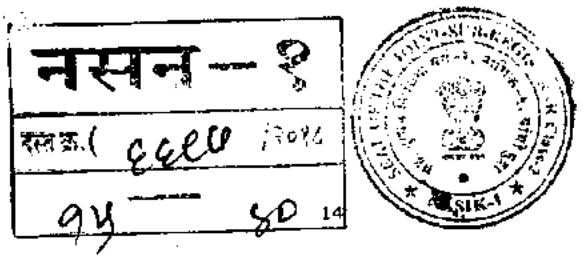
NINTH - That for the purpose of Stamp Duty and Registration Fees to be imposed on the registration of this deed in the Register of Declaration and Deeds of Apartment u/s 13(5) the value of the **VASTU PARK APARTMENT CONDOMINIUM** is distributed as follows -

a) Parcel of land described in paragraph first hereof is valued at Rs.2,480/- per Square Meters.

b) The building described in fifth paragraphs hereof the commercial premises valued at Rs.32,400/- per Square Meters.

c) The building described in fifth paragraphs hereof the residential premises valued at Rs.23,500/- per Square Meters.

TENTH - That so long as the grantor owns one or more of apartment units, grantor shall be subject to the provisions of this deed & and of the **Exh B** attached hereto, and the grantor covenants not to take any action which will adversely affect the rights of the Association of apartment owners with respect to assurances against the latest defects in the building or other rights assigned to the Association by reason of establishment of **VASTU PARK APARTMENT CONDOMINIUM.**



ELEVENTH - That the common and/or restricted common area and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELFTH - That the percentage of the undivided interests, general and /or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the Apartment units owners expressed in the amendment to this deed, duly registered.

THIRTEENTH - That the undivided interest in the general and /or restricted common areas and facilities shall not be separated from the apartment 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 any other instrument.

FOURTEENTH - That each apartment unit owners shall comply with the provisions of this deed, bye-laws, decisions and resolutions of the Association of Apartment owners which are representative and failure to comply with any such provisions, decision or resolution shall be ground for an action to recover the sums due, for damages, or for injunction relief.

FIFTEENTH - That the dedications 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 mortgagees of the entire 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 owners of the apartment unit may exempt himself / herself / themselves from the liability for his / her / their contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by abandonment of his / her / their apartment unit.

SEVENTEENTH - That all sums assessed by the Association, but unpaid for share of the common expenses chargeable to any apartment unit shall constitute a change on such apartment unit prior to all other charges except only i) charge, if any, on the apartment unit for payment of Government or municipal taxes or both, and ii) all sums unpaid on the first mortgage of the apartment.

EIGHTEENTH - That all the 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 apartment units in the building or mere act of occupancy of any of such units shall signify that the provisions of this deed are accepted and ratified. The respective apartment unit shall not be rented or given on leave and license or

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on care taker basis by apartment unit owner thereof for transient or hotel purposes, which shall be defined as -

(a) Rental compensation or compensation for any period less than 30 days or

(b) Any rental or if the occupants of the apartment unit are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the apartment owners of the respective apartment unit shall have the absolute right to lease such unit or give it on leave & license or care - takers basis provided that the said lease and leave and license or care take basis is made subject to the covenants and restrictions contained in this declaration and further subject to the bye-laws in Exh. B attached hereto.

NINETEENTH - That if the property, subject to the plan of apartment ownership is totally or substantially damaged or destroyed the repairs, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTIETH - That where a apartment unit is sold by a mortgagee in exercise of his / her / their powers of sale under an English mortgagee or by a court in execution of a decree in a suit, brought by mortgagee against the owner of such apartment unit, then neither the mortgagee nor the purchaser who derives title to the apartment unit at such sale, or his / her / their successors or assigns shall be liable for assessments 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 filings and claiming the charge for such assessments and enforcing the same as provided by law and that such charge shall be sub-ordinate to such mortgage.

TWENTY–FIRST - That in a voluntary conveyance of a family units, the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessment by the Association of apartment owners against the later for his share in the common expenses up to the time of the grant or conveyance without prejudice to the right of the grantees to recover from the grantor the amounts paid by the grantees therefore. However, any such grantee shall be entitled to a statement from the manager or Board of Managers of Association as the case may be setting forth the amount of the unpaid assessment against the grantor due to the association and such grantee shall not be liable for, nor shall the apartment unit conveyed be subject to the charge for any unpaid assessments made by the Association of Apartment-Owners against the grantors in excess of the amounts therein, set forth.

TWENTY-SECOND - That the Manager or the Board of Managers of the Association shall obtain and continue in effect blanket property insurance in the form and amounts satisfactory to the mortgages holding the first mortgages

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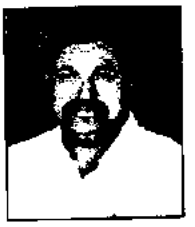
covering the apartment-unit but without prejudicial to the right of the owner of the apartment unit to obtain individual apartment unit insurance.

TWENTY-THIRD - That the insurance premium for any blanket insurances coverage shall be a common expense to be paid by the 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 premium become due.

TWENTY-FOURTH - That the construction of the building is completed by the grantor and some flats are sold till date and some flats are unsold till date. The grantor reserves the right to sale the remaining unsold flats.

IN WITNESS WHEREOF, the Grantors have set and subscribed their respective hands to these presents on the day, month and year herein above first written.

Signed, sealed & delivered by the
within named "**OWNER / GRANTOR**



Mr. Narayan Labhu Sarode

IN THE PRESENCE OF WITNESSES -

1) Name - मुकेश भारुसाहेब दोडके

Add - मु.पो. पांगरी ता. सिन्नर जि. नाशिक

2) Name - भोरात संदीप पोपट

Add - मु.पो. सिन्नर, ता. सिन्नर जि. नाशिक

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EXHIBIT – "A"

BUILDING PLAN

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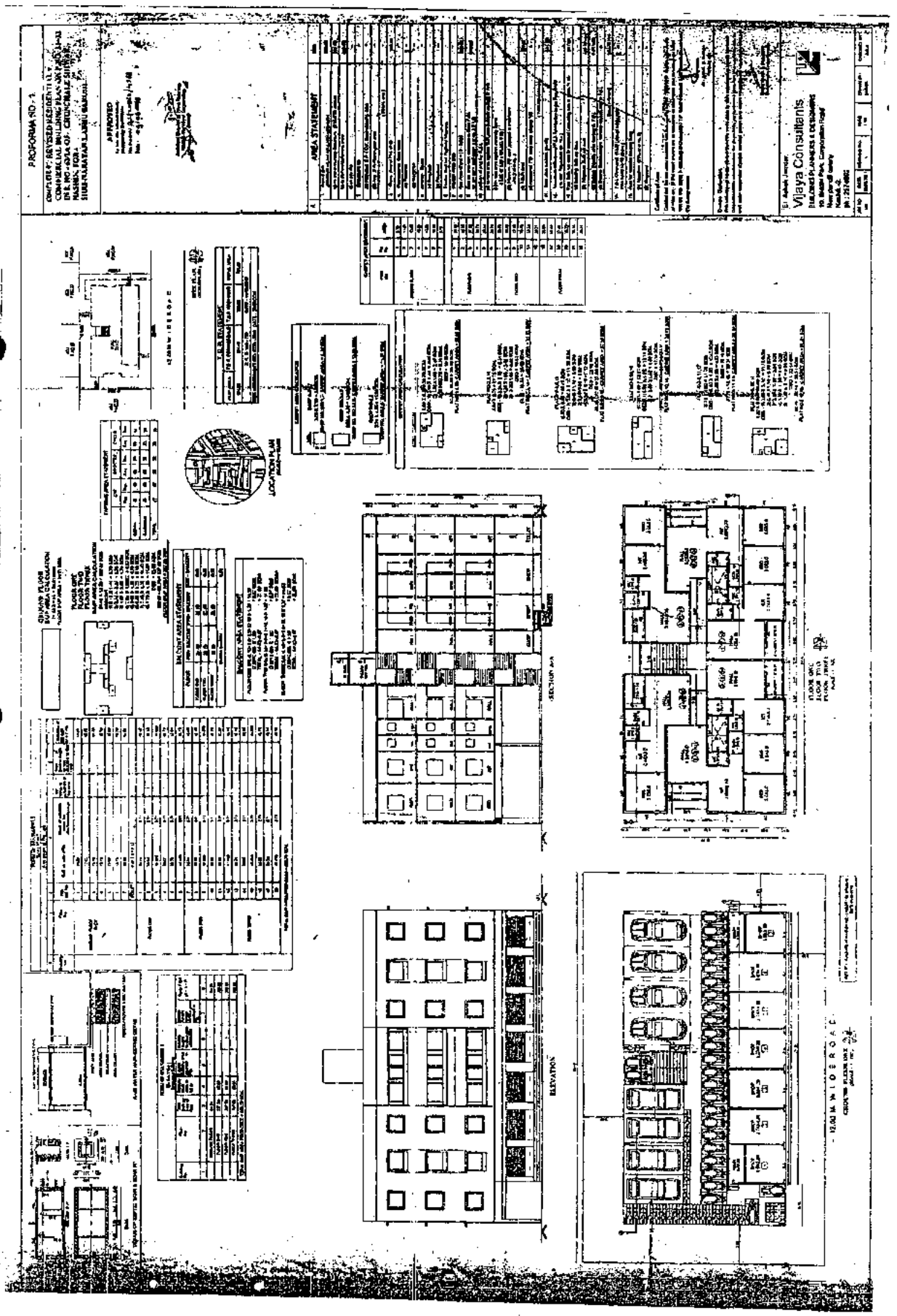


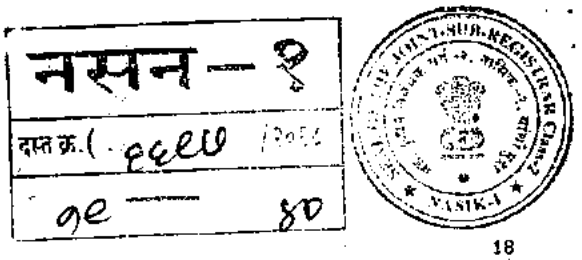


EXHIBIT – "B"

BY – LAWS OF
VASTU PARK APARTMENT CONDOMINIUM
CHAPTER I

1. Short Title And Application -

(1) These By – Laws shall be called the By - Laws of the **VASTU PARK APARTMENT** Condominium.

(2) The provision of these By - Laws applies to the **VASTU PARK APARTMENT** Condominium.

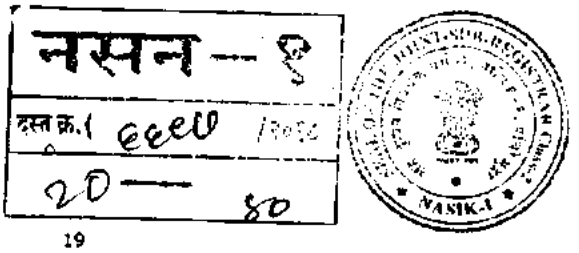
All the present or future owner, Owners, tenants or their employees or any other person who might use the facilities of the building in any manner, are subject to the regulations set forth in these By- Laws.

Mere acquisition or rental or taking of License of any of the Family Units (hereinafter referred to as "Units") of the building or mere act of occupancy of any of the said Units will signify that these By-Laws are accepted, ratified and shall be complied with.

2. Definition -

(1) In these By - Laws, unless the context requires otherwise -

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 administration of **VASTU PARK APARTMENT** Condominium.
c) "Board" means a Board of Managers consisting of 25 persons, all of whom shall be Owners of Apartments in the **VASTU PARK APARTMENT** condominium.
d) "Building" means the building located at Survey No.63/1/A Plot No.31 + 32 admeasuring 556.00 Square Meters (City Survey No.2291 admeasuring 279.00 Square Meters and City Survey No.2292 admeasuring 279.00 Square Meters) situated at Chunchale, and known as the **VASTU PARK APARTMENT** Condominium or any part thereof.
e) "Declaration" means a declaration in 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 those owners' holding 51 percent of the votes in accordance with the percentage assigned in the declaration.
g) "Owner" or "Apartment Owner" means a person owning an Apartment in the **VASTU PARK APARTMENT** Condominium.
h) "Section" means a section of the Act.
i) "Unit" means a family Unit in the **VASTU PARK APARTMENT** Condominium.



j) "Registrar" means the Registrar of Co- Operative Societies.

(2) Words and expression used in these By- Laws but, not defined herein, shall have the meaning respectively assigned to them in the act.

3. Apartment Ownership - The building located at Survey No.63/1/A Plot No.31 + 32 admeasuring 556.00 Square Meters (City Survey No.2291 admeasuring 279.00 Square Meters and City Survey No.2292 admeasuring 279.00 Square Meters) situated at Chunchale, and known as the **VASTU PARK APARTMENT** Condominium Is submitted to the provision of the Act.

4. Objects of the Association -

(1) The object of the Association shall be -

a) To be and to act as the Association of Apartment Owners of the building called **VASTU PARK APARTMENT** Condominium. Constructed upon Survey No.63/1/A Plot No.31 + 32 admeasuring 556.00 Square Meters (City Survey No.2291 admeasuring 279.00 Square Meters and City Survey No.2292 admeasuring 279.00 Square Meters) situated at Chunchale (hereinafter called as the "Said Building") who have filed their respective declarations submitting their Apartments to the provisions of the Act.

b) To invest or deposits moneys;

c) To provide for maintenance repair and replacement of the said Common Areas and Facilities by contribution 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 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 Funds.

e) To provide for and do all or any of the matters provided in sub-section (2) of section 16.

f) To advance with the consent of the Apartment Owners, any Short Term Loan to any emergent necessity and to provide for 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 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 Association.

i) To do all things necessary or any otherwise provided for their welfare, expedient for the attainment of the objects specified in these By- Laws.

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(2) The Association shall not act beyond the scope of its object, without duly amending the provision of these By- Laws for the purpose.

5. Membership of Association -

(1) All persons who have purchased Apartment in **VASTU PARK APARTMENT** Condominium and executed their respective Declarations U/s. 5 submitting their Apartment to the provision of the Act, shall automatically be the members of the Association and shall pay the sum of One Rupee 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 By- Laws on payment of one Rupee.

(2) Upon any Apartment Owner selling his Apartment or absolutely conveying the same by way of Gift under is Will or otherwise the Purchaser or Donee shall automatically be a member of the Association and shall be admitted as a member on payment of the Entrance Fee of one Rupee. The shares held by an 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 has bequeathed the same by his Will or to the Legal representatives of his estate and 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 in the Register of apartment Owners maintained by the Secretary for the purpose of administration of **VASTU PARK APARTMENT** Condominium as apartment Owner or joint Apartments Owners. Where any legatee is a 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 appears first on the share Certificate, shall alone will have 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. Disqualification - No Apartment Owner shall be entitled to votes on the question of election of Members of the Board or the President Secretary, Treasurer or any other office Bearer or be entitled to contest election to such office, if he is in arrears of any sum due from him in respect of his contribution 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.

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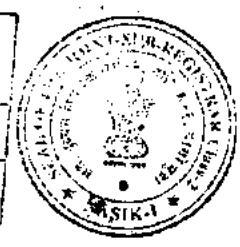


CHAPTER II

VOTING, QUORUM AND PROXIES

9. Voting - Voting shall be on a "Percentage" basis and the percentage of the vote to which the Owner is entitled to, is the percentage assign to the Family Unit or Units in the Declaration.

10. Quorum - Except, as otherwise provided in these By-Laws, the presence in person of a majority of Owners shall constitute a quorum.

11. Vote to be cast in person - Votes shall be cast in person.

CHAPTER III

ADMINISTRATION

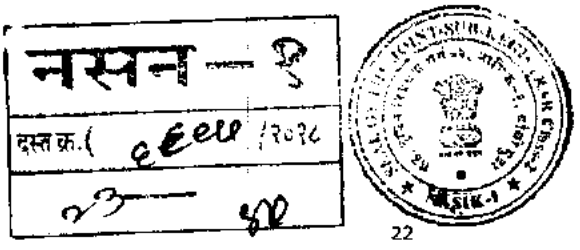
12. Powers & duties of Association - The Association will have the responsibility of administering **VASTU PARK APARTMENT** Condominium establishing & collecting monthly assessments and arranging for the managements of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of owners, casting votes in persons.

13. Place of Meetings - Meetings of the Association shall be held at a suitable place convenient to the Owners, as may be, from time to time designated by the association.

14. Annual Meetings - The First Annual Meeting of the Association shall be held in June, therefore the Annual Meetings of the Association shall be held on the 1st Sunday of June of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners, a Board of Mangers, in accordance with the requirements of By- 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 meetings of the apartments owners, as directed by a 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 authorized by him in this behalf. The notice of any special 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 4/5th 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 to be held, to each apartment owner at least two days but not more than seven days prior to such meetings. The mailing or sending of a notice in the manner provided in this By- Laws 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.

17. Adjourned Meetings - If any meeting 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 (48) hours from the time, the original meeting called. If at such adjourned meetings also, no quorum is present the owners present in person being 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 meetings.

d) Report of the Officer.

e) Report of the Housing Commissioner or the Registrar or of the Officer.

f) Report of the Committees.

g) Election of Board of Managers.

h) Unfinished Business if any.

i) New Business.

CHAPTER IV
BOARD OF MANGERS

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 required by Law or by these By-Laws directed to be exercised and done by the owners.

21. Other Duties - In addition to the duties imposed by these By-Laws or by Resolutions of The Association, the Board shall be responsible for the following, that is to say -

a) Care, upkeep and surveillance of **VASTU PARK APARTMENT** Condominium Areas and Facilities and the Restricted Common Areas and Facilities;

b) Collection of monthly assessment from owners;

c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of **VASTU PARK APARTMENT** Condominium general and common Areas and Facilities;

d) To provide for the manner in which the audit and accounts of the Association shall be carried out;

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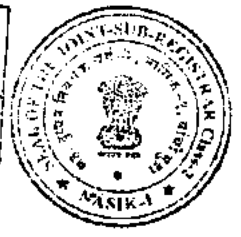


e) To inspect the accounts kept by the Secretary and / or the Treasurer and examine the Registers and Accounts Books and to take steps for the recovery of all sums due to the Association;

f) To sanction working expenses, count cash balances and deal with other miscellaneous business;

g) To see that the Cash Book is written promptly and is signed daily by one of the members of Board, duly authorized in this behalf;

h) To hear and deal with the complaints;

22. Manager - The Board may employ for the Association a manager at a compensation so determined by the Board to perform such duties and services as the Board shall authorize including but limited to the duties listed in By-Laws 21.

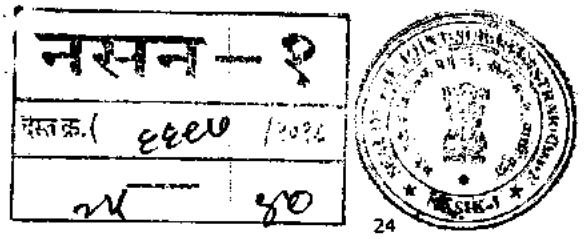
23. Election and Terms of an officer - At the first annual meeting of the Association the term of office of two Mangers shall be fixed for three years .The term of office of two Managers shall be fixed at two years, and the term of one Manager shall be fixed at one year. At the expiry of the initial term of office of each respective Manger, his successors shall be elected to serve a term of three years. The Mangers shall hold the 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 it will expire in different years.)

24. Vacancies - Vacancies in the Board caused by any reason other than removal of a Manager by a vote of the Association shall be filled by vote of majority of 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 one or more of the Managers may be removed with or without cause by a majority of the apartment owners and a successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard in the meeting.

26. Organization of Meeting - The first Meeting of the newly elected Board shall be held within 10 days of the election at such a place as shall be fixed by the Mangers at the Meeting at which the managers were elected and no notice shall be necessary to the newly elected Managers in order to legally constitute such a meeting, provided a majority of the Board shall be present.

27. Regular meetings - Regular meetings of the Board may be held at such a time and place as shall be determined from time to time, by a majority of the Managers, but at least two such meetings shall be held during each year. Notice of regular meetings of the Board shall be given to each manager,



personally or 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 Manger, given personally or by mail or telegraph, which notice shall state the time, place (as herein above provided) and purpose of the Meeting. Special meeting of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least 3 Mangers.

29. Waiver of Notice - Before or at any meetings of the Board any Manager, may, in writing waive the notice of such a meeting, and such a waiver shall be deemed equivalent to the issuing of such a notice. Attendance by a Manger 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 at such a meeting.

30. Quorum - At all meetings of the Board, 1/3rd of the total strength of the Managers shall constitute a quorum for the transaction of business, and the acts of the 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 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.

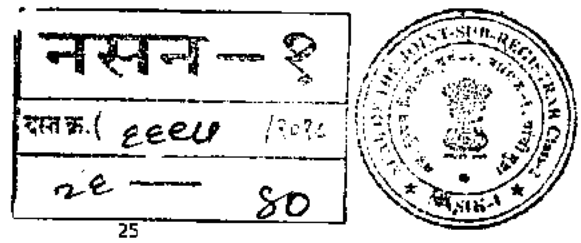
31. Fidelity Bonds - The Board may require that all officers and employees of the Association handling or responsible for the Association funds shall furnish adequate fidelity bonds. The premium on such bonds shall be paid by the Association.

CHAPTER - V
OFFICERS

32. Designations - The principal officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board. The Board may appoint as Assistant Treasurer, and Assistant Secretary and such other Officers as in their judgment may be necessary. (In case of Association of 100 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 pleasures of the Board.

34. Removal of Officers - Upon an affirmative vote of a majority of the members of the Board any officer may be removed, either with or without



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

36. 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 as 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 all 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 the entire duties incidental to the office of a Secretary.

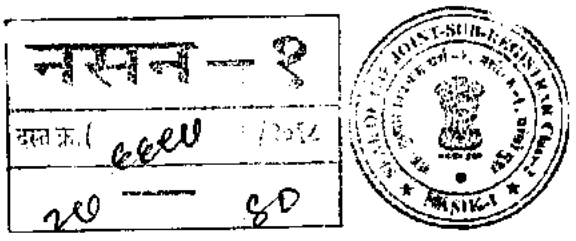
38. Treasurer - The Treasurer shall be responsible for the Association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in the books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to credit, of the Association in such depositaries as may from time to time be designed 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 **VASTU PARK APARTMENT** Condominium, which may include an insurance premium for a policy to cover repair and reconstruction work in case of a hurricane, fire, earthquake or other hazard of calamity. The assessments shall be made *pro rata* according to the value of the unit owned, as, stipulated in the Declaration. Such assessments shall include monthly payments to a General Operating Reserve and a Reserve Funds for Replacements.

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 **VASTU PARK 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 many endanger.

(2) All the repairs of internal installations 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 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 shall be utilised for residential purposes only.

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, through the President of the Board if no Manager is employed. The Association shall have the obligations to answer within 30 days and failure to do so within the stipulated time, shall mean that there is No Objection to the proposed modification, alteration or installation.

42. Use of Common Areas And Facilities - All Owners shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of **VASTU PARK 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 normal transit through them.

43. Right of Entry -

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

b) 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 a 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 -

a) No resident of **VASTU PARK APARTMENT** Condominium shall post any advertisement or posters of any kind in or on the building except as authorised by the Association.

b) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb

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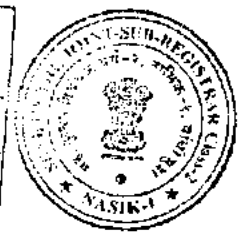


others, Residents keeping domestic animals shall abide by the Municipal Sanitary By – Laws or regulations.

c) It is prohibited to hang garments, rugs etc. from the windows, balconies or from any of the facades of **VASTU PARK APARTMENT** Condominium.

d) It is prohibited to throw dust rugs etc. from the windows, or to clean rugs etc., by beating on the exterior part of the said Condominium.

e) It is prohibited to throw garbage or thrash outside the disposal installations provided for such purposes in the service areas. If such installations are not provided, all garbage or thrash shall be collected in a vessel and thrown in the Municipal Dustbin.

f) No Owner, resident or Lessee shall install wiring for electrical or telephone installations, television antennas, machines or air conditioning units etc., on the exterior of **VASTU PARK APARTMENT** Condominium or that protrude through the walls or 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 profit which shall from the nucleus of the Reserve Fund;

d) By raising loans, if necessary, subject to such terms & conditions as the Associations with the approval of the Competent Authority, may determine in his behalf.

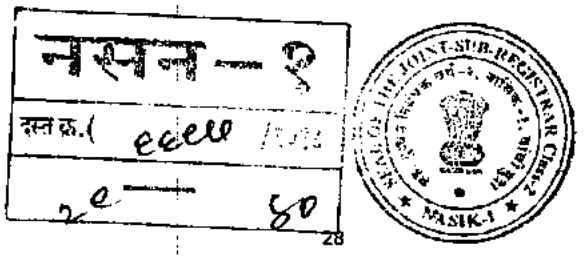
46. Investments - The Association may invest or deposit its funds in one or more of the following -

a) In the Central Co-Operative Bank or in the State Co-Operative Bank; or

b) In any of the securities specified in section 20 of the Indian Trust Act, 1982; or

c) In any Co-Operative Bank other than those referred to in clause {a} of this By- 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 **VASTU PARK 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 -

a) 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 petty expenses. All payment above Rs. 20/- shall be made by cheque, duly signed by the Secretary and one Member of the Board.

b) 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 the Common areas and contributions towards common expenses, and his share of assessments and other dues, if any, in respect of his Apartment.

c) The Association shall on or before 31st July in each year publish an audited annual Financial Statement in respect of the common areas and facilities containing -

I) The profit and loss account;

II) The receipts and expenditure of the previous Financial years; and

III) 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 of these liabilities and assets and how the value of fixed assets has been arrived at.

d) The audited financial statements 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 15th August every year.

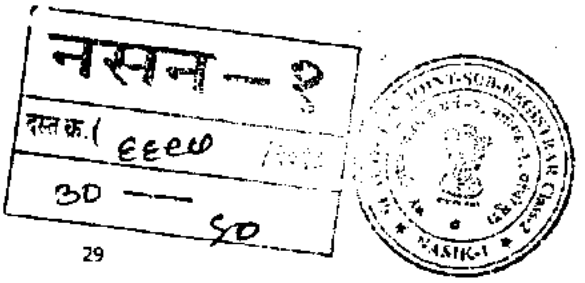
e) Every Financial Statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the Financial Statement in a similar list of Loanees. The Financial Statements shall state upto what date, profits ~~and~~ expenses of the areas are included.

49. Publications of accounts & Reports - A copy of the last Financial Statement and of the Report of ~~the Auditor~~, if any, shall be kept in 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 hereinabove provided and shall examine the Annual Return, and verify the same, with the accounts relating thereto and shall either sign the same as founded by him to be correct duly vouched and in accordance with law, or specially report to the Association in what respect he finds it in correct, 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 & 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 appear to him require notice.

CHAPTER – VIII
MORTGAGEES

52. Notice of 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 "Mortgagees of Units".

53. Notice of Unpaid Assessments - The Association shall at the request of a Mortgagee of a Unit, report any unpaid assessments due from the owner of such Unit.

CHAPTER – IX
COMPLIANCE

54. Compliance - These by- Laws are set forth to be complied with the requirements of the Maharashtra Ownership Act, 1970. In case any of these by-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 an behalf of the Association by two Members of the Board and the Secretary or any other person duly authorised by the Association on their behalf.

CHAPTER – X
AMENDMENTS TO PLAN OF APRTMENT OWNERSHIP

56. Amendment of By-laws - These by-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 per cent of the total value of all units in the **VASTU PARK APARTMENT** Condominium as shown in the Declaration.

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मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. त्याबाबत याचा आम्ही अभिलेख शोध घेतलेली आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असुन आम्ही स्वत: खात्री करून घेतलेली आहे/आहेत.

सदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P.A. Holder) / लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेला नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुखत्यारधारकानी केलेले व्यवहाराच्या आधीन राहुन आमचा आर्थिक व्यवहार पुर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक तसेच दस्तातील निष्पादकाच्या ओळखीबाबत ओळख पटविणारे व साक्षिदार हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रीयेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत. निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणी ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणुन आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधिल तरतुदीनुसार ७ वर्षाच्या शिक्षेस पात्र राहणार आहोत याची/आम्हांला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.

लिहून घेणार

लिहून देणार

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	030720186678	Date	03/08/2018
Received from shri. punmsingh ishvarsing patil, Mobile number 9850765624, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Nashik 1 of the District Nashik.			
Payment Details			
Bank Name	IBKC	Date	03/07/2018
Bank CIN	10004152018070304917	REF No.	0
This is computer generated receipt, hence no signature is required.			

3133

अनुक्रमांक दिनांक : [illegible]

गाव नमुना सात

अधिकार अभिलेख क्र. ३

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, [illegible] ३, ५, ६ आणि ७)

शेवटच्या फेरफारची दिनांक : [illegible]

गाव :- चुंचाळे तालुका :- नाशिक जिल्हा :- नाशिक

गट क्रमांक व उपविभाग : 63/1/अ/प्लॉट नं/31/32

गट क्रमांक व उपविभाग	मुंबईच्या पद्धती	भोगवटदाराचे नाव
63/1/अ/प्लॉट नं/31/32	भोगवटदार वर्ग -1	

शेतीचे स्थानिक नाव		क्षेत्र	आकार	पो.ख.	के.फा	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी	नारायण लाभू [illegible]	5.56.00	733.92		(16040)	6926 कुळाचे नाव इतर अधिकार
बिन शेती 5.56.00						
बिन शेती 733.92						
आकारणी						
जिरायत -						
बागायत -						
तरी -						
[illegible]						
इतर -						
एकुण क्षेत्र -						
पोटखराब (लागवडीस अयोग्य)						
वर्ग (अ) -						
वर्ग (ब) -						
एकुण पो ख 0.00.00						
जुडी किंवा विशेष आकारणी						
	[illegible] (15325)					सीमा आणि भूमाप चिन्ह

नसन - १
दस्त क्र. (६६६७ /२०१८
32 — 80

NASIK-1

तलाठी चुंचाळे
[illegible] जि. नाशिक

5 MAR 2018

01/03/2018

file:///C:/[illegible]ments/63.htm

मालमत्ता पत्रक

विभाग/मौजे -- चुंचाळे तालुका/न.भू.मा.का. -- न.भू.अ.क्र. १ जिल्हा -- नाशिक

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणीचा किंवा भाडयाचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
२२९१			२७९.०	क	

सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष २००० [संदिप कृष्ण गोपाळ गुप्ता]

पट्टेदार —

इतर भार —

इतर शेरे —

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
२३/०६/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.रा.) पुणे यांच्या कडील परिपत्रक क्र.न.भू.१/मि.प.अक्षरी नोंद २०१५ पुणे येणेची दि १६/०२/२०१५ अन्वये मुळ क्षेत्राची अक्षरी नोंद घेणेची असल्याने सदर मिळकतीचे ऐकुण मुळ क्षेत्र दोनशे एकोणऐंशी पुर्णांक शुन्य चौ.मी. असलेचे नोंद घेतली.			फे रफार क्र. १२०३ प्रमाणे सही - २२/०६/२०१५ न.भू.अ.क्र.१,नाशिक
१५/०९/२०१६	खरेदीने सह दुय्यम निबंधक नाशिक वर्ग -२ नाशिक -१ र द क्र ५७५४/२०१६ दिनांक १६/०७/२०१६ अन्वये श्री संदपी कृष्ण गोपाळा गुप्ता यंनी त्यांचे संपुर्ण क्षेत्र २७९.०० चौ.मी र रु २४५६०००/- स खेरदी दिल्याने खरदी देणार यांचे नाव कमी केले व खरेदी घेणार यांचे नाव दाखल केले		धा श्री नारायण लाभू सरोदे	फे रफार क्र. १२३१ प्रमाणे सही - १५/०९/२०१६ न.भू.अ.क्र.१,नाशिक

तपासणी करणार - 8 DEC 2016 खरी नकल - नकला फी शिक्का नं-8 मोंदी, नकाशा फेरफार-8 नकल फी नकाशा फी कागद फी शोधनाबद्दल फी एकुण फी रु.क

न.भू.अ.क्र. १ नाशिक खरी नकल

नगर भूमापन अधिकारी न.भू.अ.क्र.१ नाशिक

नमुना — २

दस्त क्र. ६६६७ /२०१६

३३ — ४०

(जान न.— 1-)

मालमत्ता पत्रक

विभाग/मोजे -- चुंचाळे तालुका/न.भु.मा.का. -- न.भू.अ.क्र. १ जिल्हा -- नाशिक

नगर भूमापन क्रमांक	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
२२९२			२७९.०	क	

सुविधाधिकार ----

हक्काचा मूळ धारक वर्ष २००० [संदिप कृष्ण गोपाळ गुप्ता]

पट्टेदार ----

इतर भार ---

इतर शेरे ----

नसन - १
दस्त क्र. १ ११९७ /२०१६
३४ — ४०

	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
२२/०६/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.रा.) पुणे यांच्या कडील परिपत्रक क्र.न.भू.१/मि.प.अक्षरी नोंद २०१५ पुणे घेणेची दि १६/०२/२०१५ अन्वये मुळ क्षेत्राची अक्षरी नोंद घेणेची असल्याने संदर मिळकतीचे ऐकुण मूळ क्षेत्र दोनशे एकोणऐंशी पुर्णांक शुन्य चौ.मी. असलेचे नोंद घेतली.			फेरफार क्र. ११०३ प्रमाणे सही - २२/०६/२०१५ न.भू.अ.क्र.१,नाशिक
१५/०९/२०१६	खरेदीने सह दुय्यम निबंधक नाशिक वर्ग -२ नाशिक -१ र द क्र ५७५४/२०१६ दिनांक १६/०७/२०१६ अन्वये श्री संदपी कृष्ण गोपाळा गुप्ता यंनी त्यांचे संपुर्ण क्षेत्र २७९.०० चौ.मी र रु २४५६०००/- स खरेदी दिल्याने खरेदी देणार याचे नाव कमी केले व खरेदी घेणार यांचे नाव दाखल केले		धा श्री नारायण लाभू सरोदे	फेरफार क्र. १२३१ प्रमाणे सही - १५/०९/२०१६ न.भू.अ.क्र.१,नाशिक

...गी करणारा - खरी नक्कल - न.भू.अ.क्र. १ नाशिक

8 DEC 2016

२२५४०

नकल फी
नोंदी, नकाशा संख्या -
नकल फी
नकाशा फी
कागद फी
शोधनाळा फी
एकुण फी

खरी नक्कल

नमुना – ९

दस्त क्र.(६६८५ /२०१८

३५ — ५०

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भ्रमशः)

जायक क्र./नमवि/ ०१/२०१६३/४७८३

दिनांक :०९/०८/२०१८

No. A 20963

श्री./श्रीमती नारायण दामू सरोदे

संदर्भ : तुमचा दिनांक ०६/०६/२०१८ चा अर्ज क्रमांक बी२/मोम्पी/२३०४

महाशय,

दाखला देण्यात येतो की चुंचाळे शिवारातील / सि.स.नं., स. नं. ६३१/३८

प्लॉट नं. ३१+३२ मधील इमारतीच्या तळ + तीन मजले

मजल्याचे इकडील बांधकाम परवानगी क्र.बी२/१४१/२०१५ दिनांक २९/०६/२०१७ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. अशोक जामदार

यांचे निरिक्षणाखाली पूर्ण झाली असून निवासी/निवासेत्तर/शैक्षणिक कारणासाठी खालील अटी शर्तींस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ८०८.७९ चौ.मी. चौ.मी.

व चटई क्षेत्र ७१८.५३ चौ.मी चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेत्तर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.

३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) प्लिंथ कम्पलिशनचे रु.रु. १३८४०१-, व भुदत्तवाहकी चे रु.रु. ३५०/- पा.न. ८५/६०१३ दिनांक ०१/०८/२०१८ भरण्यात आलेले आहे.

सहायक संचालक नगररचना
नाशिक महानगरपालिका, नाशिक.
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

अर्ज क्र= ४०५.

वाचले:-१) महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ ब अन्वये.
२) महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४४,४५ अन्वये
३) शासन निर्णय क्र. एनएए/२०१६/प्र.क्र.२०१६/टि-१ दि. १ एप्रिल, २०१७.
४) कार्यकारी अभियंता नगर रचना विभाग नाशिक महानगर पालिका नाशिक यांचेकडील पत्र क्र. एलएनडी / बी.पी./बी २ /१४१/२०१५ दि. २९/६/२०१७
५) या कार्यालयाकडील आदेश क्र. आरबी /डेक्स/III/एलएनए/एसआर/१८७/१९८१, दि. १४/०५/१९८१
६) अर्जदार श्री. नारायण लाभू सरोदे, रा. पांडूरंग निवास, सिंहस्थ नगर, भाद्रपद सेक्टर,सेंट लारेन्स स्कुल जवळ, सिडको, नाशिक, ता.जि.नाशिक यांचा दि.१९/४/२०१८ रोजीचा अर्ज.

जिल्हाधिकारी कार्यालय नाशिक
क्र.मशा/कक्ष/३/२/रु.क.आ./एस आर/१३५/२०१८
नाशिक दि. ४ /०६/२०१८

आदेश

अर्जदार श्री. नारायण लाभू सरोदे, रा. पांडूरंग निवास, सिंहस्थ नगर, भाद्रपद सेक्टर,सेंट लारेन्स स्कुल जवळ, सिडको, नाशिक, ता.जि.नाशिक यांनी **मौजे चुंचाळे** , ता. जि. नाशिक येथील **स.न. ६३/१/अ , यांसी प्लॉट नं ३१/३२, चे एकुण क्षेत्र ५५६.०० चौ.मी. पैकी ९४.९१ चौ.मी.** यांस **वाणिज्य** प्रयोजनार्थ वापरात बदल करणेबाबत विनंती केली आहे.

अर्जदार यांनी अर्जासोबत सादर केलेल्या कागदपत्राच्या अनुषंगाने या कार्यालयाचे **दि.२२/५/२०१८** अन्वये वाणिज्य प्रयोजनासाठी अकृषिक सारा व रुपांतरीत कर भरणा करणेबाबत कळविले असता त्यांनी अकृषिक सारा र.रु. ३७६/- + रुपांतरीत कर र. रु. १,८८०/- व शासन निर्णय १ एप्रिल, २०१७ अन्वये ४० पट दंड र.रु. १५,०४०/- अशी **एकूण रक्कम रु. १७,२९६/-** दि. **२८/५/२०१८** रोजी **००२९१७३७०१** या लेखाशिर्षाखाली भरणा करुन डिफ़ेस चलनाची प्रत सादर केली आहे.

उपोद्घातातील वाचले क्र.४ अन्वये अर्जदार यांनी वाणिज्य प्रयोजनासाठी मंजूर केलेला [illegible] नकाशा सादर केलेला आहे. **महाराष्ट्र जमिन महसूल अधिनियम , १९६६ चे कलम ४२ ब अन्वये मौजे चुंचाळे,** ता. जि. नाशिक येथील **स.न ६३/१/अ , यांसी प्लॉट नं ३१/३२, चे एकुण क्षेत्र ५५६.०० चौ.मी. पैकी ९४.९१ चौ.मी.** यांस **(अक्षरी चौ-याण्णव पुर्णांक एक्याण्णव चौ.मी.)** यांस वाणिज्य प्रयोजनार्थ खालील अटी व शर्तीवर परवानगी देण्यात येत आहे.

१) अर्जदार यांनी नियोजन प्राधिकरणाच्या नियमानुसार आवश्यक त्या परवानग्या घेणे बंधनकारक राहील. तसेच सहाय्यक संचालक / कार्यकारी अभियंता नगर रचना यांनी मंजुर केलेल्या अभिन्यांसातील खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहील.
२) सदर मिळकतीबाबत कोणताही वाद अथवा प्रलंबित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास, त्यास अर्जदार सर्वस्व जबाबदार राहील. त्यास हे कार्यालय जबाबदार राहणार नाही. व सदर अकृषिक रुपांतरण आदेश रद्द होणेस पात्र राहील.
३) सदर मिळकतीबाबत भविष्यात सदर जमिन भोगवटदार वर्ग २/ न.अ.श., न. श., ना.ज.क.म., देवस्थान इनाम, व इतर कोणत्याही नियंत्रित सत्ता प्रकाराची असल्यास तसेच शासनास अधिभार देय असल्यास सक्षम प्राधिका-याची परवानगी घेणे तसेच त्या वेळीच्या शासनाच्या प्रचलित नियमानुसार शासनास देय होणारा नजराणा / इतर रकमां भरणेची जबाबदारी अर्जदार यांची राहील.
४) सदरचा आदेश अर्जदार यांचा चालु ७/१२ व प्रतिज्ञापत्राच्या अधिन राहून दिलेला आहे.
५) प्रश्नांकित मिळकतीच्या सदर हक्कांत कोणतेही वित्तीय बोजे असल्यास त्यास अधिन राहुन सदरची परवानगी दिली आहे.

दस्त क्र.(६६९७
३६ — ४०

स्वाक्षरीत/---
(रामदास खेडकर)
निवासी उपजिल्हाधिकारी
अपर जिल्हाधिकारी नाशिक करीता

मा. अपर जिल्हाधिकारी सो.
यांचे मंजूर टिपणीवरुन

प्रति,
अर्जदार श्री. नारायण लाभू सरोदे, रा. पांडूरंग निवास, सिंहस्थ नगर, भाद्रपद सेक्टर,सेंट लारेन्स स्कुल जवळ, सिडको, नाशिक, ता.जि.नाशिक

प्रत- १) कार्यकारी अभियंता / सहाय्यक संचालक नगर रचना नाशिक महानगर पालिका नाशिक यांना माहितीसाठी
२) तहसिलदार नाशिक यांस माहितीसाठी रवाना
३) तलाठी चुंचाळे यांना अधिकार अभिलेखात योग्य त्या नोंदी घेणेसाठी रवाना.

(रामदास खेडकर)
निवासी उपजिल्हाधिकारी
अपर जिल्हाधिकारी नाशिक करीता

मा. अपर जिल्हाधिकारी सो.
यांचे मंजूर टिपणीवरुन

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 : **P51600013306**

*Project: **Vastu Park**, Plot Bearing / CTS / Survey / Final Plot No.:**G No 63/1A Chunchale Plot No. 31 and 32 at Nashik, Nashik, Nashik, 422010**;*

1. Mr./Ms. **Narayan Labhu Sarode** son/daughter of Mr./Ms. **Labhu Dadu Sarode** *Tehsil: **Nashik**, District: Nashik, Pin: **422009***, situated in State of Maharashtra.
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) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose 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 hereinafter 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 receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **22/09/2017** and ending with **15/08/2020** 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.

नरसन -- १

दस्त क्र. ६६६७ /२०१७

३७ -- ५०

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:2/2/2018 12:33:33 PM

Dated: **22/09/2017**
Place: **Mumbai**

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

गाव नमुना नऊ 3132 R. V. 19 m.

दैनिक पावती पुस्तक

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 956747 गट नं. ६३/१ अ

गाव चुंचाळे तालुका नाशिक खाते क. प्लॉट नं. ३९९ 32

दिनांक १९/४/९० भोगवटादार/पैसे देणारा नारायण लाभू सरोदे

एकत्रीकृत जमीन महसूल

थकबाकी			चालू वर्ष ~~म्हणजे~~ १९/९०				स्थानिक उपकर			
			नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
—	—		७३४-००		—					७३४-००

(अक्षरी) रुपये सावशे चौदाशे रुपये फक्त मिळाले

तहसीलदार चुंचाळे
ता. जि. नाशिक

लेखा संख्या /PERMANENT ACCOUNT NUMBER

AMCPS2335J

नाम /NAME
NARAYAN LABHU SARODE

पिता का नाम /FATHER'S NAME
LABHU DADU SARODE

जन्म तिथि /DATE OF BIRTH
02-05-1966

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नासिक
COMMISSIONER OF INCOME-TAX, NASIK

ADVOCATE

BAR COUNCIL OF MAHARASHTRA & GOA

HIGH COURT, BOMBAY

✆ : 2267 3371/ 2265 6567

NAME: Ravikiran Vitthal Ingale

RESIDENCE: Tidke Colony, Nashik.

ROLL No.: Mah/ 219/2008

ENROLLED ON: 20-02-2008

DATE OF BIRTH: 30-11-1980

SECRETARY

Ingale

नसन – १

दस्त क्र. (६६९७ /२०६८

३८ --- ८०

Summary1 (GoshwaraBhag-1)

104/6697
मंगळवार,14 ऑगस्ट 2018 11:43 म.पू.

दस्त गोषवारा भाग-1

नमन1 6697/2018
दस्त क्रमांक: 6697/2018

दस्त क्रमांक: नमन1 /6697/2018

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नमन1 यांचे कार्यालयात

अ. क्र. 6697 वर दि.14-08-2018

रोजी 11:09 म.पू. वा. हजर केला.

पावती:12549 पावती दिनांक: 14/08/2018

सादरकरणाराचे नाव: श्री. नारायण लाभू सरोदे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकुण:	900.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नाशिक-१

सह दुय्यम निबंधक वर्ग-२
नाशिक-१

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्र. 1 14 / 08 / 2018 11 : 09 : 13 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 08 / 2018 11 : 10 : 08 AM ची वेळ: (फी)

Summary-2(दस्त गोषवारा भाग - २)

14/08/2018 11 42:43 AM

दस्त गोषवारा भाग-2

नसन1 ४०/४०
दस्त क्रमांक:6697/2018

दस्त क्रमांक :नसन1/6697/2018
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. नारायण लाभू सरोदे पत्ता:प्लॉट नं: प्लॉट नंबर 9, , माळा नं: -, इमारतीचे नाव: पांडुरंग निवास, , ब्लॉक नं: भाद्रपद सेक्टर, सिंहस्थ नगर, , रोड नं: सिडको, नाशिक , महाराष्ट्र, नाशिक. पॅन नंबर:AMCPS2335J	लिहून देणार वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 08 / 2018 11 : 10 : 43 AM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड. रविकिरण विठ्ठल इंगळे वय:38 पत्ता:ऑफिस नंबर 07, अंनत गौरव, मेहेर सिग्नल, नाशिक पिन कोड:422002	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:14 / 08 / 2018 11 : 11 : 21 AM

शिक्का क्र.5 ची वेळ:14 / 08 / 2018 11 : 11 : 44 AM नोंदणी पुस्तक 1 मध्ये

पुस्तक क्रमांक १
अनुक्रमांक ६६९७ वर दिनांक.
१४ ऑगस्ट २०१८ रोजी नोंदला.

सह.दुय्यम निबंधक वर्ग-२
नाशिक-१ EPayment Details.

सह.दुय्यम निबंधक वर्ग-२, नाशिक-१

sr.	Epayment Number	Defacement Number
1	030720186678	030720186678D

6697 /2018

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SEAL OF THE JOINT-SUB-REGISTRAR Class-2 NASIK-1

प्रमाणित करण्यात येत की
या दस्तामध्ये एकुण १ ते ४०
पाने आहेत

सह दुय्यम निबंधक वर्ग
नाशिक-१