

(A)

340/6709

पावती

Original/Duplicate

Thursday, July 06, 2023

नोंदणी क्र.: 39म

2:02 PM

Regn.: 39M

पावती क्र.: 8557 दिनांक: 06/07/2023

गावाचे नाव: म्हसळ

दस्तऐवजाचा अनुक्रमांक: नसन3-6709-2023

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: मे. श्री क्रिष्णा रिऑलिटी तर्फे चागिदार श्री. निलेशभाई गभरूभाई शेलडिया - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

एकूण:

रु. 1260.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:21 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, नाशिक-३
Joint Sub Registrar, Nashik-3

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 1160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0407202310018 दिनांक: 06/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004720281202324E दिनांक: 06/07/2023

बँकेचे नाव व पत्ता:

(Signature)

मूळ दस्त परत केला
व सही घेतली.



06/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 6709/2023

नोंदणी :

Regn:63m

गावाचे नाव : म्हसळ

(1) विलेखाचा प्रकार	डिक्लरेशन
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) मू-मापन, पोटहिस्ता व चरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन: इतर माहिती: मोजे म्हसळ शिवारातील मिळकत यांसी सर्व्हे नंबर 14/1/2/1 व सर्व्हे नंबर 14/1/2/3 यांसी क्षेत्र हे. 00.61 आर व हे. 00.07.5 आर असे एकूण हे. 00.68.5 आर म्हणजेच 6850.00 चौ.मि. या वरील क्रिष्णा वेंली अपार्टमेंट या इमारती मधील ए विंग या इमारतीचे घोषणापत्र. ((Survey Number : 14/1/2/1, 14/1/2/3 ;))
(5) क्षेत्रफळ	1) 6850.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. श्री क्रिष्णा रिऑलिटी तर्फे भागिदार श्री. निलेशभाई गणरुभाई शेलडिया -- वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं 1 2 3, रोड नं: दिंडोरी रोड, म्हसळ, नाशिक, महाराष्ट्र, शास:ईक. पिन कोड:-422003 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6709/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

सुची क्र.11

नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नक्कल

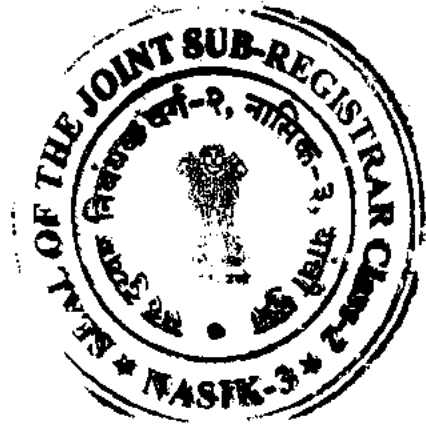
मह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार
आवश्यक नाही

Affidavit



नसम-३
दस्तावेज (6002/2023)
2-4-8



DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 6th day of **JULY 2023**.

BY

M/s. **SHREE KRISHNA REALITY**, A Partnership firm PAN ACEFS5789G, having its office at Plot No. 1/2/3, S. No. 14, Dindori Road, Mhasrul, Nashik 422 004 through its **PARTNER MR. NILESHBHAI GABHRUBHAI SHELADIYA**, Age - 33 Years, Occupation - Business, R/o. A-18, Krishna Residency, Kala Nagar, Jijai Chowk, Dindori Road, Pokar Colony, Meri, Nashik - 422004.

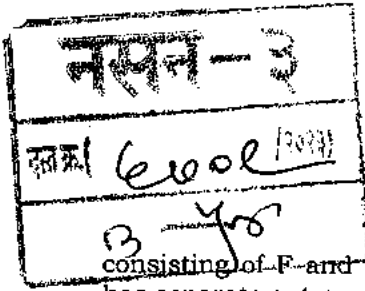
Hereinafter referred to as the **"GRANTOR"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include other partners, their heirs, executors, administrators, assigns, etc.) Of the **FIRST PART**.

FIRST - the Grantor is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the land **situated at Mhasrul**, Tal. Dist. Nashik, more particularly described in the schedule written hereunder.

SECOND - the Grantor has purchased Plot No. 1 total admeasuring 978.80 Sq. Mtrs. from the previous owner M/s. Sanjay Constructions by a sale deed dated 1-10-2012 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 9690 on 3-10-2012 and as such name of the Grantor is mutated in the owners column of the record of rights and since then the Grantor is in actual possession and enjoyment of the said property as absolute and exclusive owners thereof by virtue of the sale deeds Grantor has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the Grantor may deem fit and proper.

THIRD - the Grantor purchased TDR of 2225-00 Sq. Mtrs. from DRC No. 587 dated 27-11-2012 out of G. No. 426/2+4/69 and Gat No. 426/1+3/73 of Adgaon from Vishwakarma Bhila Shardul and others by a sale deed dated 5-3-2013 which is duly registered at the office of Sub Registrar, Nashik 3 at SR. No. 2208 on 5-3-2013 and the grantor prepared a building plan which is duly sanctioned by Nashik Municipal Corporation under commencement certificate No. LND/BP/PANCH/C-2/57/448 Dated 23-4-2013 and as per the approved building plan the Grantor has commence and completed the construction on the said property and constructed a building known as **"KRISHNA VALLEY APARTMENT"** (hereinafter referred to as the said Building) and obtained Part Occupancy Certificate No. **NANIVI/C2/25059/2020** on **30/1/2020**. The Grantor has registered the Project under the provisions of the **Real Estate (Regulation & Redevelopment) Act, 2016** with the **Real Estate Regulatory Authority** at Nashik on **30/04/2020** under Registration No. **P51600013456** on **7/10/2017**.

FOURTH- the grantor has constructed a scheme in the name of **"KRISHNA VALLEY APARTMENT"** and the said scheme is consist of four different buildings consisting of Seven wings, A, B, C, D, E, F and G wings and another building for a club house. One building consists of A and B wing out of which ground floor is for commercial purpose and the remaining floors are for residential purpose, the second building consisting of C and D Wing, wing out of which ground floor is for commercial purpose and the remaining floors are for residential purpose, Third building is of E Wing and fourth building is



consisting of F and G Wing are residential purpose only and each building has separate entrance with common approach from main road.

FIFTH - that the project land consisting of Seven wings A, B, C, D, E, F and G wings out of one Building A and Building consisting of **Ground Floor** for partly parking and partly **Ground Floor** for Commercial units and **First to upper Six Floors** Residential units, C and D wing consisting of **Ground Floor** for partly parking and partly **Ground Floor** for Commercial units and **First to upper Six Floors** Residential units, E wing Consisting of **First to upper Fifth Floor**, F and G wings consisting of **First to upper Six Floors** consisting of residential units only. All the floors are all capable of individual utilisation on account of having their own exit to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular and exclusive property right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their adequate use and enjoyment and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

SIXTH - That the condominium shall be known as "**KRISHNA VALLEY APARTMENT**" and that the family units common areas and facilities of the building will be as follows :-

Description of each commercial/family unit is described as under:-

"A WING" & "B WING"

SHOPS

- * Commercial Unit - On ground floor there are Eight Shops numbered as S-13, S-14, S-15, S-16, S-17, S-18, S-19, S-20, S-21, S-22, S-23 and S-24

"A WING"

FLATS

- * Family Unit - On First Floor there are Four Flat numbered as **A-101, A-102, A-103 & A-104**
- * Family Unit - On Second Floor there are Four Flats numbered as **A-201, A-202, A-203 & A-204**
- * Family Unit - On Third Floor there are Four Flats numbered as **A-301, A-302, A-303 & A-304**
- * Family Unit - On Fourth Floor there are Four Flats numbered as **A-401, A-402, A-403 & A-404**
- * Family Unit - On Fifth Floor there are Four Flats numbered as **A-501, A-502, A-503 & A-504**
- * Family Unit - On Sixth Floor there are Four Flats numbered as **A-601, A-602, A-603 & A-604**

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<i>[Signature]</i>



"B WING"

FLATS

- * Family Unit - On First Floor there are Four Flat numbered as **B-101, B-102, B-103 & B-104**
- * Family Unit - On Second Floor there are Four Flats numbered as **B-201, B-202, B-203 & B-204**
- * Family Unit - On Third Floor there are Four Flats numbered as **B-301, B-302, B-303 & B-304**
- * Family Unit - On Fourth Floor there are Four Flats numbered as **B-401, B-402, B-403 & B-404**
- * Family Unit - On Fifth Floor there are Four Flats numbered as **B-501, B-502, B-503 & B-504**
- * Family Unit - On Sixth Floor there are Four Flats numbered as **B-601, B-602, B-603 & B-604**

"C WING" & "D WING"

SHOPS

- * Commercial Unit - On ground floor there are Eight Shops numbered as **S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11 and S-12.**

"C WING"

FLATS

- * Family Unit - On First Floor there are Four Flat numbered as **C-101, C-102, C-103 & C-104**
- * Family Unit - On Second Floor there are Four Flats numbered as **C-201, C-202, C-203 & 2-104**
- * Family Unit - On Third Floor there are Four Flats numbered as **C-301, C-302, C-303 & C-304**
- * Family Unit - On Fourth Floor there are Four Flats numbered as **C-401, C-402, C-403 & C-404**
- * Family Unit - On Fifth Floor there are Four Flats numbered as **C-501, C-502, C-503 & C-504**
- * Family Unit - On Sixth Floor there are Four Flats numbered as **C-601, C-602, C-603 & C-604**

"D WING"

FLATS

- * Family Unit - On First Floor there are Four Flat numbered as **D-101, D-102, D-103 & D-104**
- * Family Unit - On Second Floor there are Four Flats numbered as **D-201, D-202, B-203 & D-204**

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दस्तावेज (१०२३)
५-५६



- * Family Unit - On Third Floor there are Four Flats numbered as **D-301, D-302, B-303 & D-304**
- * Family Unit - On Fourth Floor there are Four Flats numbered as **D-401, D-402, B-403 & D-404**
- * Family Unit - On Fifth Floor there are Four Flats numbered as **D-501, D-502, B-503 & D-504**
- * Family Unit - On Sixth Floor there are Four Flats numbered as **D-601, D-602, B-603 & D-604**

"E WING"

FLATS

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

"F WING"

FLATS

- * Family Unit - On First Floor there are Four Flat numbered as **F-101, F-102, F-103 & F-104**
- * Family Unit - On Second Floor there are Four Flats numbered as **F-201, F-202, F-203 & F-204**
- * Family Unit - On Third Floor there are Four Flats numbered as **F-301, F-302, F-303 & F-304**
- * Family Unit - On Fourth Floor there are Four Flats numbered as **F-401, F-402, F-403 & F-404**
- * Family Unit - On Fifth Floor there are Four Flats numbered as **F-501, F-502, F-503 & F-504**
- * Family Unit - On Sixth Floor there are Four Flats numbered as **F-601, F-602, F-603 & F-604**

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दस्तावेज (६००६/२०२३)
६-५६



"G WING"

FLATS

- * Family Unit - On First Floor there are Four Flat numbered as
G-101, G-102, G-103 & G-104
- * Family Unit - On Second Floor there are Four Flats numbered as
G-201, G-202, G-203 & G-204
- * Family Unit - On Third Floor there are Four Flats numbered as
G-301, G-302, G-303 & G-304
- * Family Unit - On Fourth Floor there are Four Flats numbered as
G-401, G-402, G-403 & G-404
- * Family Unit - On Fifth Floor there are Four Flats numbered as
G-501, G-502, G-503 & G-504
- * Family Unit - On Sixth Floor there are Four Flats numbered as
G-601, G-602, G-603 & G-604

Description of each family unit is described as under:

"SHOP - A"

1] Shop No. 19 on Ground Floor admeasuring 20.44 Sq. Mtrs. carpet area
Agreement Regi. No. 660/2019 Dated : 28/01/2019.
Name of Owner - 1] MR. SHAMRAO ANKUSH PATIL
2] MRS. KALPANA SHAMRAO PATIL

2] Shop No. 20 on Ground Floor admeasuring 18.20 Sq. Mtrs. carpet area
Agreement Regi. No. 7077/2019 Dated : 18/10/2019.
Name of Owner - MR. PRAKASH KUMAR POKARRAM CHAUDHARI

3] Shop No. 21 on Ground Floor admeasuring 17.55 Sq. Mtrs. carpet area
Agreement Regi. No. 6351/2018 Dated : 06/09/2018.
Name of Owner - 1] MRS. SANGEETA SANJAY DODKAR
2] MR. KUNAL SANJAY DODKAR
3] MR. VISHAL SANJAY DODKAR

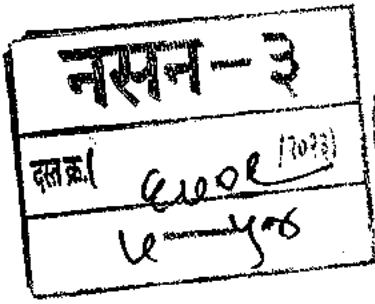
4] Shop No. 22 on Ground Floor admeasuring 19.12 Sq. Mtrs. carpet area
Agreement Regi. No. 5559/2021 Dated : 16/07/2021.
Name of Owner - MR. KAVITA BHARAT SADHANSHIV

5] Shop No. 23 on Ground Floor admeasuring 18.51 Sq. Mtrs. carpet area
Agreement Regi. No. 2298/2020 Dated : 17/03/2020.
Name of Owner - MR. AMOL NAMDEO DEOKAR

6] Shop No. 24 on Ground Floor admeasuring 26.48 Sq. Mtrs. Carpet area
Name of Owner - SHREE KRISHNA REALITY

"Flat - Wing - A"

7] Flat No. 101 on First Floor admeasuring 70.67 Sq. Mtrs. carpet area,
Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq.Mtrs. Total
Area 76.75 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY



8] Flat No. 102 on First Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 9932/2020 Dated : 27/11/2020.

Name of Owner - 1] MR. SIDDHARTH SUNIL RATHOD
2] MRS. SWEETY SIDDHARTH RATHOD

9] Flat No. 103 on First Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 5563/2021 Dated : 16/07/2021.

Name of Owner - [1] MR. SAJAN KAUTIK DHONDGE
[2] MRS. SANGITA SAJANRAO DHONDGE

10] Flat No. 104 on First Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

11] Flat No. 201 on Second Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

12] Flat No. 202 on Second Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 10825/2021 Dated : 30/12/2021.

Name of Owner - 1] MR. VIJAY ASHOK CHAROSKAR
2] SWATI GULABRAO JADHAV Alias
MRS. SWATI VIJAY CHAROSKAR

13] Flat No. 203 on Second Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 8394/2021 Dated : 14/10/2021.

Name of Owner - 1] MR. VIJAY WAMAN DEORE
2] MRS. HARSHALI VIJAY DEORE

14] Flat No. 204 on Second Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

15] Flat No. 301 on Third Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

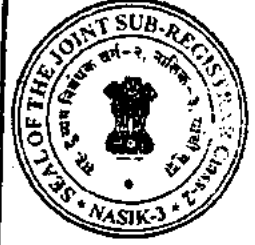
16] Flat No. 302 on Third Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

17] Flat No. 303 on Third Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

नसमन-३
दस्तावेज (२००८/२०२३)
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18] Flat No. 304 on Third Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

19] Flat No. 401 on Fourth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

20] Flat No. 402 on Fourth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

21] Flat No. 403 on Fourth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

22] Flat No. 404 on Fourth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

23] Flat No. 501 on Fifth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

24] Flat No. 502 on Fifth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

25] Flat No. 503 on Fifth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

26] Flat No. 504 on Fifth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

27] Flat No. 601 on Sixth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq.Mtrs.

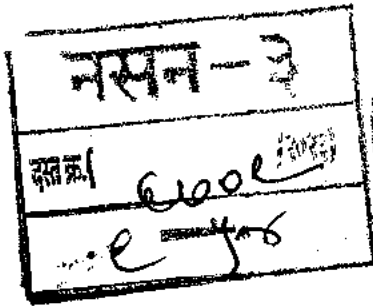
Name of Owner - M/s. SHREE KRISHNA REALITY

28] Flat No. 602 on Sixth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

29] Flat No. 603 on Sixth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY



30] Flat No. 604 on Sixth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

"SHOP - B"

13] Shop No. 13 on Ground Floor admeasuring 26.48 Sq. Mtrs. carpet area

Name of Owner - SHREE KRISHNA REALITY

14] Shop No. 14 on Ground Floor admeasuring 18.50 Sq.Mtrs. carpet area Agreement Regi. No. 5982/2018 Dated : 23/08/2018.

Name of Owner - MRS. MANISHA ASHOK BAGUL.

15] Shop No. 15 on Ground Floor admeasuring 19.12 Sq.Mtrs. carpet area Agreement Regi. No. 8703/2019 Dated : 05/12/2019.

Name of Owner - MR. SIDDHARTH SUNIL RATHOD

16] Shop No. 16 on Ground Floor admeasuring 17.55 Sq.Mtrs. carpet area Agreement Regi. No. 8702/2019 Dated : 05/12/2019.

Name of Owner - MR. SIDDHARTH SUNIL RATHOD

17] Shop No.17 on Ground Floor admeasuring 18.20 Sq. Mtrs. carpet area Agreement Regi. No. 659/2019 Dated : 28/01/2019.

Name of Owner - BHIMRAO BABURAO GANGURDE.

18] Shop No.18 on Ground Floor admeasuring 20.44 Sq. Mtrs. carpet area Agreement Regi. No. 8735/2021 Dated : 26/10/2021.

Name of Owner - 1] MR. VIVEK KACHRU NAGARE

2] MRS. ALKA KACHRU NAGARE

"Flat - Wing - B"

1] Flat No. 101 on First Floor admeasuring 70.50 Sq. Mtrs. carpet area, Balconies Area of 4.18 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.74 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

2] Flat No. 102 on First Floor admeasuring 52.85 Sq. Mtrs. carpet area, Balconies Area of 3.84 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 7079/2019 Dated : 18/10/2019.

Name of Owner - 1] MR. YUVRAJ DEVRAM CHAVAN

2] MRS. ASHWINI YUVRAJ CHAVAN

3] Flat No. 103 on First Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 854/2021 Dated : 28/01/2021.

Name of Owner - MR. PAVAN JAYRAM CHAUDHARI.

4] Flat No. 104 on First Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

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5] Flat No. 201 on Second Floor admeasuring 70.50 Sq. Mtrs. carpet area, Balconies Area of 4.18 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.74 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

6] Flat No. 202 on Second Floor admeasuring 52.85 Sq. Mtrs. carpet area, Balconies Area of 3.84 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 7930/2019 Dated : 22/11/2019.

Name of Owner - KUM. DHANASHRI NIVRUTTI PAGAR.

7] Flat No. 203 on Second Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 5707/2019 Dated : 27/08/2019.

Name of Owner - 1] MR. JAYESH JAGANNATH AHIRE
2] MRS. KAVITA JAYESH AHIRE

8] Flat No. 204 on Second Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

9] Flat No. 301 on Third Floor admeasuring 70.50 Sq. Mtrs. carpet area, Balconies Area of 4.18 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.74 Sq. Mtrs.

Agreement Regi. No. 5997/2021 Dated : 29/07/2021.

Name of Owner - UTKARSHA SUDHAKAR DESHMUKH

10] Flat No. 302 on Third Floor admeasuring 52.85 Sq. Mtrs. carpet area, Balconies Area of 3.84 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 907/2021 Dated : 29/01/2021.

Name of Owner - 1] MR. HEMARAJ LAHANU GAIKWAD
2] MRS. GANGUBAI HEMARAJ GAIKWAD

11] Flat No. 303 on Third Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 856/2021 Dated : 28/01/2021.

Name of Owner - 1] MR. RUPESH RAMESH THAKUR
2] MRS. VAISHALI RUPESH THAKUR

12] Flat No. 304 on Third Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Agreement Regi. No. 10827/2021 Dated : 30/12/2021.

Name of Owner - 1] MR. DEEPAK BHALCHANDRA KOTHAHADE
2] MRS. PRATIBHA DEEPAK KOTHAHADE

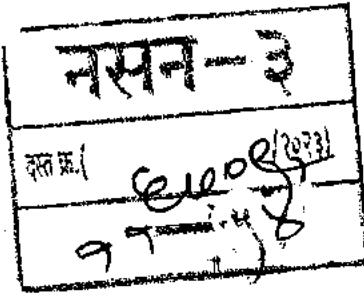
13] Flat No. 401 on Fourth Floor admeasuring 70.50 Sq. Mtrs. carpet area, Balconies Area of 4.18 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.74 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

14] Flat No. 402 on Fourth Floor admeasuring 52.85 Sq. Mtrs. carpet area, Balconies Area of 3.84 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 8665/2019 Dated : 18/12/2019.

Name of Owner - 1] MR. SHASHANK VISHNUPANT MAHORE
2] KOMAL PRABHAKAR GAYGOLE Alias

**MRS. KOMAL SHASHANK MAHORE**

15] Flat No. 403 on Fourth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

16] Flat No. 404 on Fourth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Agreement Regi. No. 5562/2021 Dated : 16/07/2021.

Name of Owner -
1] **MRS. SHILPA VINAYAK JOSHI**
2] **MR. VINAYAK RAMCHADRA JOSHI**

17] Flat No. 501 on Fifth Floor admeasuring 70.50 Sq. Mtrs. carpet area, Balconies Area of 4.18 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.74 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

18] Flat No. 502 on Fifth Floor admeasuring 52.85 Sq. Mtrs. carpet area, Balconies Area of 3.84 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

19] Flat No. 503 on Fifth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

20] Flat No. 504 on Fifth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

21] Flat No. 601 on Sixth Floor admeasuring 70.50 Sq. Mtrs. carpet area, Balconies Area of 4.18 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.74 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

22] Flat No. 602 on Sixth Floor admeasuring 52.85 Sq. Mtrs. carpet area, Balconies Area of 3.84 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

23] Flat No. 603 on Sixth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

24] Flat No. 604 on Sixth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - **M/s. SHREE KRISHNA REALITY**

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"SHOP - C"

7] Shop No. 7 on Ground Floor admeasuring 20.44 Sq. Mtrs. carpet area
Agreement Regi. No. 6961/2020 Dated : 07/12/2020.
Name of Owner - MR. PRAVIN DAMODAR SABLE

8] Shop No. 8 on Ground Floor admeasuring 18.20 Sq. Mtrs. carpet area
Agreement Regi. No. 7634/2016 Dated : 17/09/2016
Name of Owner - MR. PRAKASH PRABHAKAR GAIKWAD

9] Shop No. 9 on Ground Floor admeasuring 17.55 Sq. Mtrs. carpet area
Agreement Regi. No. 2257/2016 Dated : 09/03/2016.
Name of Owner - MR. SURESH SHIVAJI AHER

10] Shop No. 10 on Ground Floor admeasuring 18.65 Sq. Mtrs. carpet area
Name of Owner - SHREE KRISHNA REALITY

11] Shop No. 11 on Ground Floor admeasuring 18.51 Sq. Mtrs. carpet area
Agreement Regi. No. 2255/2016 Dated : 09/03/2016.
Name of Owner - MR. LACHHARAM MODARAM CHOUDHARY

12] Shop No. 12 on Ground Floor admeasuring 26.48 Sq. Mtrs. carpet area
Agreement Regi. No. 6125/2016 Dated : 18/07/2016.
Name of Owner - MR. KESARAM CHUNILAL CHAUDHARI

"Flat -Wing - C"

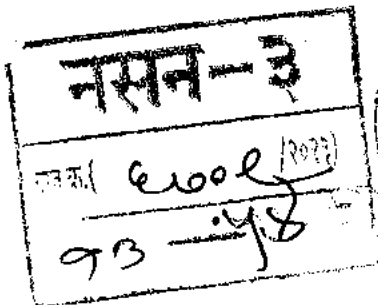
1] Flat No. 101 on First Floor admeasuring 70.67 Sq. Mtrs. carpet area,
Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total
Area 76.76 Sq. Mtrs.
Agreement Regi. No. 8545/2017 Dated : 22/12/2017.
Name of Owner - [1] MR. MITHUN SANTARAM GUPTA
[2] MR. SANTARAM JAMUNAPRASAD GUPTA
[3] MRS. CHINTADEVI SANTARAM GUPTA

2] Flat No. 102 on First Floor admeasuring 53.01 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total
Area 60.53 Sq. Mtrs.
Agreement Regi. No. 6171/2016 Dated : 19/07/2016.
Name of Owner - RAVINDRA DADAJI GANGURDE

3] Flat No.103 on First Floor admeasuring 53.00 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total
Area 60.52 Sq. Mtrs.
Agreement Regi. No. 5898/2019 Dated : 04/09/2019.
Name of Owner - [1] MR. RAJIV KUMAR SHARMA
[2] MRS. RACHNA SHARMA

4] Flat No. 104 on First Floor admeasuring 70.67 Sq. Mtrs. carpet area,
Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total
Area 76.75 Sq. Mtrs.
Agreement Regi. No. 9208/2015 Dated : 17/10/2015.
Name of Owner - [1] MR. ANIL VALU JADHAV
[2] MRS. SHOBHA ANIL JADHAV

5] Flat No. 201 on Second Floor admeasuring 70.67 Sq. Mtrs. carpet area,
Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total
Area 76.76 Sq. Mtrs.
Agreement Regi. No. 3436/2018 Dated : 04/12/2018.
Name of Owner - MRS. ARUNA BHAGWAN GOSAVI



6] Flat No. 202 on Second Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 8018/2016 Dated : 05/10/2016.

Name of Owner - MR. MAHENDRA KISANRAO BIRARI

7] Flat No. 203 on Second Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 4967/2016 Dated : 03/06/2016.

Name of Owner - MR. AMIT OMBABU GUPTA

8] Flat No. 204 on Second Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Agreement Regi. No. 4499/2016 Dated : 20/05/2016.

Name of Owner - RUPALI BHAGWAN MORE
Alias MRS. RUPALI KAILAS BHOI

9] Flat No. 301 on Third Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 76.76 Sq. Mtrs. Agreement Regi. No. 6844/2016 Dated : 12/08/2016.

Name of Owner - 1] MR. MAYUR SHASHIKANT JOSHI
2] MR. KALPESH SHASHIKANT JOSHI

10] Flat No. 302 on Third Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 2623/2015 Dated : 28/04/2015.

Name of Owner - 1] MR. RAKESH PANDHARINATH PAWAR
2] MRS. JAYSHRI RAKESH PAWAR

11] Flat No. 303 on Third Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

12] Flat No. 304 on Third Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Agreement Regi. No. 8345/2015 Dated : 29/12/2015.

Name of Owner - MR. MANDAR PRABHAKAR KULKARNI

13] Flat No. 401 on Fourth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 76.76 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

14] Flat No. 402 on Fourth Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 6849/2016 Dated : 12/08/2016.

Name of Owner - 1] MRS. REVATI VINOD DINDORKAR
2] MR. VINOD CHINTAMAN DINDORKAR

15] Flat No. 403 on Fourth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Agreement Regi. No. 7655/2015 Dated : 9/12/2015.

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Name of Owner – 1] MR. RANU BHIMRAO JADHAV
2] MRS. MOUSAMI RANU JADHAV

16] Flat No. 404 on Fourth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner – M/s. SHREE KRISHNA REALITY

17] Flat No. 501 on Fifth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 76.76 Sq. Mtrs.

Agreement Regi. No. 404/2016 Dated : 13/01/2016.

Name of Owner – 1] MRS. RANJANA VITTHAL PAWAR
2] MR. VITTHAL JAGANNATH PAWAR

18] Flat No. 502 on Fifth Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 1795/2017 Dated : 22/03/2017.

Name of Owner – 1] MR. PRAKASH KHANDERAO SHEWALE
2] MR. PRATIK PRAKASH SHEWALE
3] MR. AJINKYA PRAKASH SHEWALE

19] Flat No. 503 on Fifth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner – M/s. SHREE KRISHNA REALITY

20] Flat No. 504 on Fifth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Agreement Regi. No. 1923/2018 Dated : 13/03/2018.

Name of Owner – MR. BHIKARAM DHANARAMJI CHOUDHARI

21] Flat No. 601 on Sixth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 76.76 Sq. Mtrs.

Name of Owner – M/s. SHREE KRISHNA REALITY

22] Flat No. 602 on Sixth Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 4968/2016 Dated : 03/06/2016.

Name of Owner – 1] MR. SANJAY LAXMAN PATHAK
2] MRS. NISHA SANJAY PATHAK

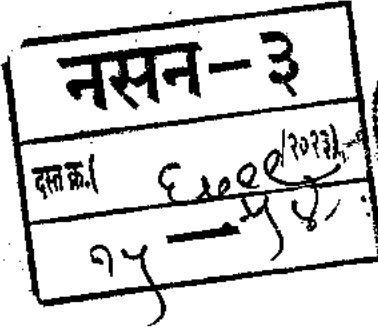
23] Flat No. 603 on Sixth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner – M/s. SHREE KRISHNA REALITY

24] Flat No. 604 on Sixth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Agreement Regi. No. 3880/2017 Dated : 13/06/2017.

Name of Owner – 1] MR. NILESH DEVKINANDAN NIKAM
2] MRS. MADHURI NILESH NIKAM



"SHOP - D"

- 1] Shop No. 1 on Ground Floor admeasuring 22.90 Sq. Mtrs. carpet area.
Name of Owner - **SHREE KRISHNA REALITY**
- 2] Shop No. 2 on Ground Floor admeasuring 16.57 Sq. Mtrs. carpet area
Agreement Regi. No. 1972/2015 Dated : 27/03/2015.
Name of Owner - **MR. VISHWAKARMA BHILA SHARDUL**
- 3] Shop No. 3 on Ground Floor admeasuring 17.68 Sq. Mtrs. carpet area
Agreement Regi. No. 7190/2016 Dated : 30/08/2016.
Name of Owner - **MR. BHIKARAM DHANARAMJI CHOUDHARI.**
- 4] Shop No. 4 on Ground Floor admeasuring 17.55 Sq. Mtrs. carpet area
Agreement Regi. No. 7191/2016 Dated : 30/08/2016.
Name of Owner - **MR. BHIKARAM DHANARAMJI CHOUDHARI**
- 5] Shop No. 5 on Ground Floor admeasuring 18.20 Sq. Mtrs. carpet area
Agreement Regi. No. 7192/2016 Dated : 30/08/2016.
Name of Owner - **MR. BHIKARAM DHANARAMJI CHOUDHARI**
- 6] Shop No. 6 on Ground Floor admeasuring 20.44 Sq. Mtrs. carpet area
Agreement Regi. No. 7193/2016 Dated : 30/08/2016.
Name of Owner - **MR. BHIKARAM DHANARAMJI CHOUDHARI**

"Flat - Wing - D"

- 1] Flat No. 101 on First Floor admeasuring 70.67 Sq. Mtrs. carpet area,
Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total
Area 76.75 Sq.Mtrs.
Name of Owner - **M/s. SHREE KRISHNA REALITY**
- 2] Flat No. 102 on First Floor admeasuring 53.00 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total
Area 60.52 Sq. Mtrs.
Name of Owner - **M/s. SHREE KRISHNA REALITY**
- 3] Flat No. 103 on First Floor admeasuring 53.01 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total
Area 60.53 Sq. Mtrs.
Name of Owner - **M/s. SHREE KRISHNA REALITY**
- 4] Flat No. 104 on First Floor admeasuring 64.52 Sq. Mtrs. carpet area,
Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total
Area 70.61 Sq.Mtrs.
Agreement Regi. No. 674/2018 Dated : 25/01/2018.
Name of Owner - **1] MR. RAMESH HIRAMAN GONDHALI
2] MRS. SNEHAL RAMESH GONDHALI**
- 5] Flat No. 201 on Second Floor admeasuring 70.67 Sq. Mtrs. carpet area,
Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total
Area 76.75 Sq.Mtrs.
Name of Owner - **M/s. SHREE KRISHNA REALITY**
- 6] Flat No.202 on Second Floor admeasuring 53.00 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total
Area 60.52 Sq. Mtrs.
Agreement Regi. No. 5592/2019 Dated : 22/08/2019.
Name of Owner - **MRS. GEETA RAMCHANDRA SONI**

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7] Flat No. 203 on Second Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 4496/2016 Dated : 20/05/2016.

Name of Owner - MRS. USHA POPATRAO SHARDUL

8] Flat No. 204 on Second Floor admeasuring 64.52 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 70.61 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

9] Flat No. 301 on Third Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

10] Flat No. 302 on Third Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

11] Flat No. 303 on Third Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 6643/2015 Dated : 31/10/2015.

Name of Owner - MR. RAMKISHOR KETAR YADAV

12] Flat No. 304 on Third Floor admeasuring 64.52 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 70.61 Sq. Mtrs.

Agreement Regi. No. 1119/2021 Dated : 04/02/2021.

Name of Owner - 1] MRS. SUNITA SHRIKISAN HARKUT
2] MR. KETAN SHRIKISAN HARKUT

13] Flat No. 401 on Fourth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

14] Flat No. 402 on Fourth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

15] Flat No. 403 on Fourth Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 7658/2015 Dated : 9/12/2015.

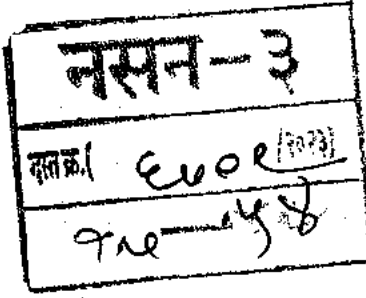
Name of Owner - MR. ARJUN SAMPAT PATIL

16] Flat No. 404 on Fourth Floor admeasuring 64.52 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 70.61 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

17] Flat No. 501 on Fifth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY



18] Flat No. 502 on Fifth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

19] Flat No. 503 on Fifth Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 7659/2015 Dated : 9/12/2015.

Name of Owner - MRS. JAYA ROHIDAS PATIL

20] Flat No. 504 on Fifth Floor admeasuring 64.52 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 70.61 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

21] Flat No. 601 on Sixth Floor admeasuring 70.67 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.06 Sq. Mtrs. Total Area 76.75 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

22] Flat No. 602 on Sixth Floor admeasuring 53.00 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.52 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

23] Flat No. 603 on Sixth Floor admeasuring 53.01 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. and Washing Area 3.83 Sq. Mtrs. Total Area 60.53 Sq. Mtrs.

Agreement Regi. No. 7657/2015 Dated : 09/12/2015.

Name of Owner - MRS. PRAMILA GANESH PATIL

24] Flat No. 604 on Sixth Floor admeasuring 64.52 Sq. Mtrs. carpet area, Balconies Area of 4.02 Sq. Mtrs. and Washing Area 2.07 Sq. Mtrs. Total Area 70.61 Sq. Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

"Flat - Wing - E"

1] Flat No. 101 on First Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq. Mtrs.

Agreement Regi. No. 76/2020 Dated : 03/01/2020.

Name of Owner - MR. NILESH AMBADAS JADHAV

2] Flat No. 102 on First Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq. Mtrs.

Agreement Regi. No. 2346/2020 Dated : 18/03/2020.

Name of Owner - MR. LACHHARAM MODARAM CHOUDHARY

3] Flat No. 103 on First Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq. Mtrs.

Agreement Regi. No. 7482/2018 Dated : 29/10/2018.

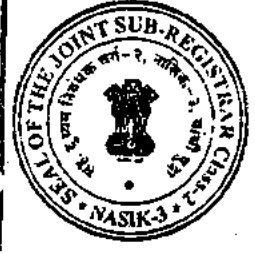
Name of Owner - [1] MR. RAMESH RATAN DHIVARE
[2] MRS. SUREKHA RAMESH DHIVARE

4] Flat No. 104 on First Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq. Mtrs.

Agreement Regi. No. 667/2018 Dated : 25/01/2018.

Name of Owner - MRS. NIRMALA NANDU GHUGE

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5] Flat No. 201 on Second Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

6] Flat No. 202 on Second Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Agreement Regi. No. 2716/2019 Dated : 26/04/2019.

Name of Owner - MR. SUBHASH GOPAL BHOYE

7] Flat No. 203 on Second Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Agreement Regi. No. 1921/2018 Dated : 13/03/2018.

Name of Owner - 1] MAMATA SETHI

2] SIMANCHAL LAKSHMAN SETHY

8] Flat No. 204 on Second Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Agreement Regi. No. 1920/2018 Dated : 13/03/2018.

Name of Owner - 1] SANJAYA KUMAR MAHANKUDA

2] SANJU MAHANKUDA

9] Flat No. 301 on Third Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

10] Flat No. 302 on Third Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

11] Flat No. 303 on Third Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Agreement Regi. No. 668/2018 Dated : 25/01/2018.

Name of Owner - 1] MR. AMOL BALKRUSHNA WAGHCHAURE

2] MRS. VANITA BALKRUSHNA WAGHCHAURE

12] Flat No. 304 on Third Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Agreement Regi. No. 2872/2019 Dated : 06/05/2019.

Name of Owner - MRS. KALPANA SHRIKANT WANDRE

13] Flat No. 401 on Fourth Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

14] Flat No. 402 on Fourth Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Agreement Regi. No. 6084/2020 Dated : 06/11/2020.

Name of Owner - 1] MR. TEJAS PRAKASH KHAIRNAR

2] SANCHITA SHMUVEL DALAVI Alias

MRS. SANCHITA TEJAS KHAIRNAR

15] Flat No. 403 on Fourth Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

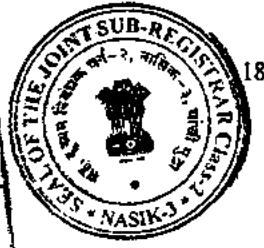
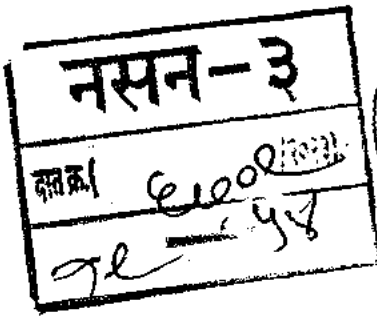
Agreement Regi. No. 7089/2019 Dated : 18/10/2019.

Name of Owner - 1] MR. SHRIKRUSHNA TULSHIRAM SONONE

2] MR. SAMADHAN PANDURANG SARKATE

16] Flat No. 404 on Fourth Floor admeasuring 50.13 Sq. Mtrs. carpet area, Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.

Agreement Regi. No. 8664/2019 Dated : 18/12/2019.



Name of Owner - 1] MR. NITIN KASHINATH JADHAV
2] MRS. NUTAN NITIN JADHAV

17] Flat No. 501 on Fifth Floor admeasuring 50.13 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

18] Flat No. 502 on Fifth Floor admeasuring 50.13 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

19] Flat No. 503 on Fifth Floor admeasuring 50.13 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.
Agreement Regi. No. 5560/2021 Dated : 16/07/2021.
Name of Owner - 1] MRS. SHUBHANGI VISHNU PATIL
2] MR. VISHNU SAMPAT PATIL

20] Flat No. 504 on Fifth Floor admeasuring 50.13 Sq. Mtrs. carpet area,
Balconies Area of 3.69 Sq. Mtrs. Total Area 53.82 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

"Flat - Wing - F"

1] Flat No. 101 on First Floor admeasuring 35.12 Sq. Mtrs. carpet area,
Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

2] Flat No. 102 on First Floor admeasuring 35.33 Sq. Mtrs. carpet area,
Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Agreement Regi. No. 389/2020 Dated : 14/01/2020.
Name of Owner - 1] MRS. MINA PRAKASH GAIKWAD
2] MR. PRAKASH PRABHAKAR GAIKWAD

3] Flat No. 103 on First Floor admeasuring 35.33 Sq. Mtrs. carpet area,
Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Agreement Regi. No. 3047/2015 Dated : 21/05/2015.
Correction Deed Regi. No. 3168/2015 Dated : 26/05/2015.
Name of Owner - MRS. ENISHA GIRISH KUKREJA

4] Flat No. 104 on First Floor admeasuring 35.12 Sq. Mtrs. carpet area,
Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.
Agreement Regi. No. 5330/2015 Dated : 08/09/2015.
Name of Owner - MR. DEEPAK MANGAL PURANIK

5] Flat No. 201 on Second Floor admeasuring 35.12 Sq. Mtrs. carpet area,
Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.
Agreement Regi. No. 339/2016 Dated : 11/01/2016.
Name of Owner - MR. YOGESH ASHOK SHIRSATH

6] Flat No. 202 on Second Floor admeasuring 35.33 Sq. Mtrs. carpet area,
Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Agreement Regi. No. 9249/2016 Dated : 30/11/2016.
Name of Owner - 1] MRS. RUKMINI YASHWANT SALVE
2] MR. SIDDHARTH YASHWANT SALAVE

7] Flat No. 203 on Second Floor admeasuring 35.33 Sq. Mtrs. carpet area,
Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Agreement Regi. No. 4717/2016 Dated : 27/05/2016.
Name of Owner - 1] MR. RAJENDRA DAGADU PATIL
2] MRS. SONALI RAJENDRA PATIL

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8] Flat No. 204 on Second Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 3044/2015 Dated : 21/05/2015.

Name of Owner - 1] MR. MAHENDRA DAYARAM RAUNDAL
2] MRS. KAVITA MAHENDRA RAUNDAL

9] Flat No. 301 on Third Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 2256/2016 Dated : 09/03/2016.

Name of Owner - 1] MR. BHAGWAN VISHNU BHANGE
2] POONAM PRABHAKAR BHOSALE Alias
MRS. POONAM BHAGWAN BHANGE

10] Flat No. 302 on Third Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

11] Flat No. 303 on Third Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Agreement Regi. No. 6192/2015 Dated : 16/10/2015.

Name of Owner - 1] MR. JANMAJAY SATYADEV NAIK
2] USHA MANIK WAGH Alias
MRS. USHA JANMAJAY NAIK

12] Flat No. 304 on Third Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 842/2015 Dated : 07/02/2015.

Name of Owner - 1] MR. BHAGWAN KEDA NIKAM
2] MRS. REKHA BHAGWAN NIKAM

13] Flat No. 401 on Fourth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 1169/2018 Dated : 16/02/2018

Name of Owner - 1] MRS. SAVITA RAMDAS VAIDYA
2] MR. RAMDAS VALIBA Alias VALU VAIDYA

14] Flat No. 402 on Fourth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

15] Flat No. 403 on Fourth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Agreement Regi. No. 8396/2015 Dated : 30/12/2015.

Name of Owner - 1] MR. RAMDAS NAMDEV WAGHMARE
2] MRS. SAPANA RAMDAS WAGHMARE

16] Flat No. 404 on Fourth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 7195/2016 Dated : 30/08/2016.

Name of Owner - MR. RAJENDRA BANARAS PANDIT

17] Flat No. 501 on Fifth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

18] Flat No. 502 on Fifth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

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19] Flat No. 503 on Fifth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.

Agreement Regi. No. 2407/2018 Dated : 26/03/2018.

Name of Owner - 1] MR. PRADEEPKUMAR LALBABU PANDIT
2] MRS. INDU DEVI W/O MR. PRADEEP PANDIT

20] Flat No. 504 on Fifth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.

Agreement Regi. No. 4716/2016 Dated : 27/05/2016

Name of Owner - MR. SANJIT LALBABU PANDIT

21] Flat No. 601 on Sixth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

22] Flat No. 602 on Sixth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.

Name of Owner - M/s. SHREE KRISHNA REALITY

23] Flat No. 603 on Sixth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.

Agreement Regi. No. 7319/2020 Dated : 16/12/2020

Name of Owner - 1] MR. UDIT NARAYAN PAWAR
2] MRS. SHOBHA NARAYAN PAWAR

24] Flat No. 604 on Sixth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.

Agreement Regi. No. 1204/2018 Dated : 17/02/2018

Name of Owner - 1] MR. BALASAHEB KUNDLIK GITEKAR
2] MRS. SWATI BALASAHEB GITEKAR

"Flat -Wing - G"

1] Flat No. 101 on First Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.

Agreement Regi. No. 580/2016 Dated : 18/01/2016.

Name of Owner - ANITA MOTILAL KANOJ

2] Flat No. 102 on First Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.

Agreement Regi. No. 3404/2015 Dated : 06/06/2015.

Name of Owner - 1] MRS. SUREKHA VASUDEO TALELE
2] MR. VASUDEO BHOJU TALELE

3] Flat No. 103 on First Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Agreement Regi. No. 4498/2016 Dated : 20/05/2016.

Name of Owner - MR. DEEPAK MADHUKAR GAIKWAD

4] Flat No. 104 on First Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.

Agreement Regi. No. 8576/2017 Dated : 22/12/2017.

Name of Owner - 1] MR. VILAS RAMESH DHATRAK
2] MRS. SARIKA VILAS DHATRAK

5] Flat No. 201 on Second Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.

Agreement Regi. No. 4218/2015 Dated : 15/07/2015

Name of Owner - 1] MR. KEDA VASANT SHIRSATH
2] MRS. RUPALI KEDA SHIRSATH

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6] Flat No. 202 on Second Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Agreement Regi. No. 3099/2016 Dated : 30/03/2016.
Name of Owner - MR. ANANT ASHOK SHIVADE

7] Flat No. 203 on Second Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Agreement Regi. No. 5745/2019 Dated : 28/08/2019.
Name of Owner - 1] MRS. ARCHANA GOVIND WAKHARKAR
2] MR. SHUBHAM GOVIND WAKHARKAR

8] Flat No. 204 on Second Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 5275/2020 Dated : 12/10/2020.
Name of Owner - 1] MR. BHAGAVAT CHHABILAL PATIL
2] MRS. PUNAM BHAGAVAT PATIL

9] Flat No. 301 on Third Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 1973/2015 Dated : 27/03/2015.
Name of Owner - 1] MR. SANTOSH SURESH BAGUL
2] MRS. REENA SANTOSH BAGUL

10] Flat No. 302 on Third Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Agreement Regi. No. 4345/2015 Dated : 23/07/2015.
Name of Owner - MR. SHARAD NIMBA WAGH

11] Flat No. 303 on Third Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Name of Owner - M/s. SHREE KRISHNA REALITY

12] Flat No. 304 on Third Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Name of Owner - M/s. SHREE KRISHNA REALITY

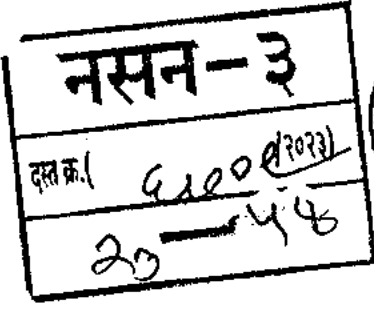
13] Flat No. 401 on Fourth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 6182/2015 Dated : 16/10/2015
Name of Owner - MR. DIPAK DADASAHEB PATIL

14] Flat No. 402 on Fourth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Agreement Regi. No. 8397/2015 Dated : 30/12/2015
Name of Owner - MR. VILAS RAVINDRA KEDAR

15] Flat No. 403 on Fourth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs. Name of Owner - M/s. SHREE KRISHNA REALITY

16] Flat No. 404 on Fourth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Name of Owner - M/s. SHREE KRISHNA REALITY

17] Flat No. 501 on Fifth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs. Agreement Regi. No. 5072/2017 Dated : 24/07/2017
Name of Owner - 1] MR. SONAJI SUBHASH KOLI
2] MS. SANGITA TUKARAM ZODAGE Alias



MRS. SANGITA SONAJI KOLI

18] Flat No. 502 on Fifth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Agreement Regi. No. 4341/2019 Dated : 04/07/2019.
Name of Owner - 1] MR. BALWANT SHANKAR VISPUTE
2] MRS. HIRABAI BALWANT VISPUTE

19] Flat No. 503 on Fifth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

20] Flat No. 504 on Fifth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

21] Flat No. 601 on Sixth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.
Agreement Regi. No. 5804/2020 Dated : 28/10/2020.
Name of Owner - 1] MR. JAYANT BHIKA JADHAV
2] MRS. SWATI JAYANT JADHAV

22] Flat No. 602 on Sixth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

23] Flat No. 603 on Sixth Floor admeasuring 35.33 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.96 Sq.Mtrs.
Agreement Regi. No. 174/2018 Dated : 08/01/2018.
Name of Owner - 1] MRS. PUNAM RAJENDRA TEKADE
2] MRS. BHARTI VILAS SHELAKHE

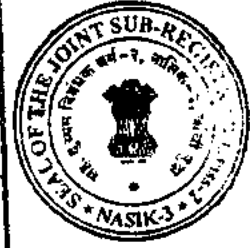
24] Flat No. 604 on Sixth Floor admeasuring 35.12 Sq. Mtrs. carpet area, Balconies Area of 3.63 Sq. Mtrs. Total Area 38.75 Sq.Mtrs.
Name of Owner - M/s. SHREE KRISHNA REALITY

COMMON AREAS AND FACILITIES:-

Following facilities shall be located throughout the building:

- (1) All that piece and parcel of the land as described in the schedule written hereunder.
- (2) Each wing have one Lift and common staircase and staircase landing referred to in this deed which leads from the ground to the roof of the building.
- (3) Each wing have One Underground water tank located in the side margin and overhead water tank located on the roof of the all the wings of the building. That each wing have separate overhead water tank located on the roof of each wing with common water pump and fire fighting system.
- (4) Plumbing network throughout the building.
- (5) Sanitary network throughout the building and septic tank located in the side margin.
- (6) Electric wiring network throughout the building.
- (7) Necessary electrical lighting network and common water connection throughout the building.

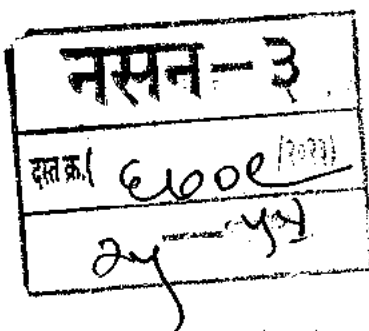
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- (8) Motor with pump set and in General all apparatus and installations existing for common use.
- (9) Each wing have Common meter for common electric consumption.
- (10) common Borewell with pumpset is provided in the marginal space Alongwith motor and pumpset and the same shall be maintained by the apartment owners and water of boring shall be used for Common Area Use.
- (12) That all the flat owners shall maintain the building and common amenities for which all the flat purchasers shall deposit the amount of one time maintenance in the account of the association.
- (13) Each wing have separate fire fighting system.
- (14) Each wing have common septic tank with common drainage system located and the said septic tank and drainage shall be maintained from the common funds of the apartment.
- (15) That the flat owners shall deposit the amount of one time maintenance by cheque drawn on **"KRISHNA VALLEY APARTMENT"**. That amount of one time maintenance of lift and building is to be deposited by all the flat owners, the said amount shall be deposited in the bank and interest accrued thereon shall be used for the maintenance. If the amount of interest is insufficient then all the flat owners shall contribute additional amount towards the maintenance.
- (16) That there is common top terrace which shall be commonly use by the respective members in the respective wings commonly.
- (23) That there is common amenities provided for all the flat owners commonly like Garden, Club House, Common Pathway & sitting arrangements etc. of the wings which shall be commonly maintained by the association from the common funds.
- (24) Compound wall with M. S. gate.

RESTRICTED AREAS:

- a) No Parking is allotted to any particular flats and is common for all flat owner who shall use it in common in proper and diligent manner.
- b) That the top terrace above the building shall be common for all each wings of the flat owners and used and utilized by the all the flat owners and Top Terrace shall be used and maintained by the all the flat owners.
- c) No outsider or visitor shall be entitled to park his vehicle within the compound of the building. The flat purchaser shall not any shoe rack in landing and passage area.
- d) That the respective shop owners shall park their vehicle on Ground Floor infront of their shops only. No shop owners or outsider park their vehicle in the building parking area and surrounding marginal space of the building or any other parking area.
- d) That the flat owner/s has been made aware and that the flat owner/s expressly agrees that the regular wear and tear of the unit includes minor hairline cracks on the external and internal walls, excluding the RCC



structure, which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. That it is the duty of the flat owners to keep the flat properly and duly painted from time to time.

- e) The purchaser shall not in any circumstances close the balcony by permanent construction or under fabrication so also shall not keep any flower pots in the balcony hanging outside the balcony.
- f) That flat owners shall use the flat for residential purpose only and the purchaser or any of the family member shall not use the flat for any commercial, professional coaching class, or teaching of students or any non residential use or purpose.
- h) That all the flat owners shall maintain the building, cleaning, security, common meter and common lights, common water connection, pump set, etc. by collecting monthly or yearly amount as may be required and decided by all the flat owners from time to time.
- i) All the shop owners shall maintain their shop building individually. Each shop has separate toilet and common water connection. The shop owner shall not be entitled for any additional construction in the said shop. Except the any interior, furniture and fixtures fittings. The shop owners shall only contribute the N.A. tax proportionately.
- j) Not to do or carry any painting decoration or other work to the exterior or outside the said Shop without the written permission of the Grantor/ association of apartment/shop owners.
- k) The shop owner shall not do any business in the building will have nuisance.
- l) If any of the members shall give his premises on leave and license, he shall inform about the same to the Chairman / Committee member of the Apartment regarding same and shall pay additional maintenance charges of Rs. 500/- p.m. to the apartment.
- m] No flat owners shall be permitted to changes, alter or enclose the windows, Grill size, balcony and sit out.

SEVENTH - (a) That the right, title and interest of each owner of a family unit in the general / restricted common area and facilities as listed above and their proportionate share in the profits and common expenses in the general common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of **KRISHNA VALLEY APARTMENT** Condominium is based on the area of the flat which are as follows:-

APARTMENT	PERCENTAGE
SHOPS	
SHOP NO. S-1	0.22%
SHOP NO. S-2	0.16%
SHOP NO. S-3	0.18%
SHOP NO. S-4	0.18%
SHOP NO. S-5	0.18%
SHOP NO. S-6	0.20%
SHOP NO. S-7	0.20%

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SHOP NO. S-8	0.18%
SHOP NO. S-9	0.18%
SHOP NO. S-10	0.19%
SHOP NO. S-11	0.19%
SHOP NO. S-12	0.26%
SHOP NO. S-13	0.26%
SHOP NO. S-14	0.19%
SHOP NO. S-15	0.19%
SHOP NO. S-16	0.18%
SHOP NO. S-17	0.18%
SHOP NO. S-18	0.20%
SHOP NO. S-19	0.20%
SHOP NO. S-20	0.18%
SHOP NO. S-21	0.18%
SHOP NO. S-22	0.19%
SHOP NO. S-23	0.19%
SHOP NO. S-24	0.26%
FLAT NO. A-101	0.77%
FLAT NO. A-102	0.61%
FLAT NO. A-103	0.61%
FLAT NO. A-104	0.77%
FLAT NO. A-201	0.77%
FLAT NO. A-202	0.61%
FLAT NO. A-203	0.61%
FLAT NO. A-204	0.76%
FLAT NO. A-301	0.77%
FLAT NO. A-302	0.61%
FLAT NO. A-303	0.61%
FLAT NO. A-304	0.77%
FLAT NO. A-401	0.76%
FLAT NO. A-402	0.61%
FLAT NO. A-403	0.61%
FLAT NO. A-404	0.76%
FLAT NO. A-501	0.77%
FLAT NO. A-502	0.61%
FLAT NO. A-503	0.60%
FLAT NO. A-504	0.77%
FLAT NO. A-601	0.77%
FLAT NO. A-602	0.61%
FLAT NO. A-603	0.60%
FLAT NO. A-604	0.77%
FLAT NO. B-101	0.77%
FLAT NO. B-102	0.61%
FLAT NO. B-103	0.60%
FLAT NO. B-104	0.77%
FLAT NO. B-201	0.77%
FLAT NO. B-202	0.61%
FLAT NO. B-203	0.60%
FLAT NO. B-204	0.77%
FLAT NO. B-301	0.77%
FLAT NO. B-302	0.61%
FLAT NO. B-303	0.61%
FLAT NO. B-304	0.77%
FLAT NO. B-401	0.76%
FLAT NO. B-402	0.61%
FLAT NO. B-403	0.61%
FLAT NO. B-404	0.77%
FLAT NO. B-501	0.76%

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26

FLAT NO. B-502	0.61%
FLAT NO. B-503	0.61%
FLAT NO. B-504	0.77%
FLAT NO. B-601	0.76%
FLAT NO. B-602	0.61%
FLAT NO. B-603	0.61%
FLAT NO. B-604	0.76%
FLAT NO. C-101	0.77%
FLAT NO. C-102	0.61%
FLAT NO. C-103	0.61%
FLAT NO. C-104	0.77%
FLAT NO. C-201	0.77%
FLAT NO. C-202	0.61%
FLAT NO. C-203	0.61%
FLAT NO. C-204	0.77%
FLAT NO. C-301	0.77%
FLAT NO. C-302	0.61%
FLAT NO. C-303	0.61%
FLAT NO. C-304	0.77%
FLAT NO. C-401	0.77%
FLAT NO. C-402	0.61%
FLAT NO. C-403	0.61%
FLAT NO. C-404	0.77%
FLAT NO. C-501	0.77%
FLAT NO. C-502	0.61%
FLAT NO. C-503	0.61%
FLAT NO. C-504	0.77%
FLAT NO. C-601	0.77%
FLAT NO. C-602	0.61%
FLAT NO. C-603	0.61%
FLAT NO. C-604	0.77%
FLAT NO. D-101	0.77%
FLAT NO. D-102	0.61%
FLAT NO. D-103	0.61%
FLAT NO. D-104	0.71%
FLAT NO. D-201	0.77%
FLAT NO. D-202	0.61%
FLAT NO. D-203	0.61%
FLAT NO. D-204	0.71%
FLAT NO. D-301	0.77%
FLAT NO. D-302	0.61%
FLAT NO. D-303	0.61%
FLAT NO. D-304	0.71%
FLAT NO. D-401	0.77%
FLAT NO. D-402	0.61%
FLAT NO. D-403	0.61%
FLAT NO. D-404	0.71%
FLAT NO. D-501	0.77%
FLAT NO. D-502	0.61%
FLAT NO. D-503	0.61%
FLAT NO. D-504	0.71%
FLAT NO. D-601	0.77%
FLAT NO. D-602	0.61%
FLAT NO. D-603	0.61%
FLAT NO. D-604	0.71%
FLAT NO. E-101	0.54%
FLAT NO. E-102	0.54%
FLAT NO. E-103	0.54%

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FLAT NO. E-104	0.54%
FLAT NO. E-201	0.54%
FLAT NO. E-202	0.54%
FLAT NO. E-203	0.54%
FLAT NO. E-204	0.54%
FLAT NO. E-301	0.54%
FLAT NO. E-302	0.54%
FLAT NO. E-303	0.54%
FLAT NO. E-304	0.54%
FLAT NO. E-401	0.54%
FLAT NO. E-402	0.54%
FLAT NO. E-403	0.54%
FLAT NO. E-404	0.54%
FLAT NO. E-501	0.54%
FLAT NO. E-502	0.54%
FLAT NO. E-503	0.54%
FLAT NO. E-504	0.54%
FLAT NO. F-101	0.39%
FLAT NO. F-102	0.39%
FLAT NO. F-103	0.39%
FLAT NO. F-104	0.39%
FLAT NO. F-201	0.39%
FLAT NO. F-202	0.39%
FLAT NO. F-203	0.39%
FLAT NO. F-204	0.39%
FLAT NO. F-301	0.39%
FLAT NO. F-302	0.39%
FLAT NO. F-303	0.39%
FLAT NO. F-304	0.39%
FLAT NO. F-401	0.39%
FLAT NO. F-402	0.39%
FLAT NO. F-403	0.39%
FLAT NO. F-404	0.39%
FLAT NO. F-501	0.39%
FLAT NO. F-502	0.39%
FLAT NO. F-503	0.39%
FLAT NO. F-504	0.39%
FLAT NO. F-601	0.39%
FLAT NO. F-602	0.39%
FLAT NO. F-603	0.39%
FLAT NO. F-604	0.39%
FLAT NO. G-101	0.39%
FLAT NO. G-102	0.39%
FLAT NO. G-103	0.39%
FLAT NO. G-104	0.39%
FLAT NO. G-201	0.39%
FLAT NO. G-202	0.39%
FLAT NO. G-203	0.39%
FLAT NO. G-204	0.39%
FLAT NO. G-301	0.39%
FLAT NO. G-302	0.39%
FLAT NO. G-303	0.39%
FLAT NO. G-304	0.39%
FLAT NO. G-401	0.39%
FLAT NO. G-402	0.39%
FLAT NO. G-403	0.39%
FLAT NO. G-404	0.39%
FLAT NO. G-501	0.39%

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FLAT NO. G-502	0.39%
FLAT NO. G-503	0.39%
FLAT NO. G-504	0.39%
FLAT NO. G-601	0.39%
FLAT NO. G-602	0.39%
FLAT NO. G-603	0.39%
FLAT NO. G-604	0.39%

	100%

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

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

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

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

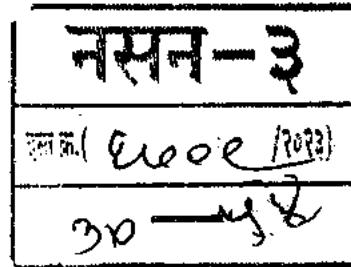
TENTH: That so long as the Grantor owns one or more of the family units, the Grantor shall be subject to the provisions of this Deed and of the Exhibits A and B attached hereto and the Grantor covenants to take no action which will adversely affect the rights of the Association of Apartment Owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of the establishment of the **KRISHNA VALLEY APARTMENT** Condominium.

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

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

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

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



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

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

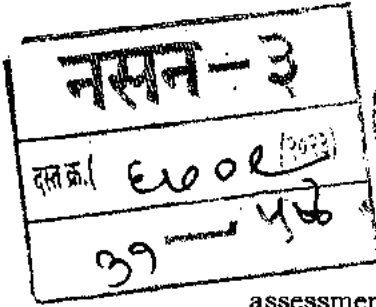
SEVENTEENTH: All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family units shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any, on the family unit for payment of Government or Municipal Taxes or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

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

NINETEETH: That if the property, subject to the plan of app. 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.

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

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



assessment made by the association of apartment owners against the grantor in excess of the amount therein, set forth.

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

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

SCHEDULE OF THE PROPERTY

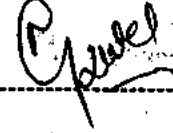
All that piece and parcel of the land bearing S. No. 14/1/2/1 and S. No. 14/1/2/3, admeasuring H. 00-61 Are and H. 00-07.5 Are respectively and Total admeasuring Hectar 00-68.5 Are i.e. 6850-00 Sq. Mtrs. situated at Mhasrul, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bounded as follows:-

On or towards East	:-	By Dindori Road
On or towards West	:-	By Waghadi Nala
On or towards South	:-	By S.No. 14 Part
On or towards North	:-	By S.No. 289

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



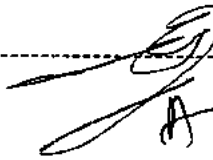
M/s. SHREE KRISHNA REALITY
through its PARTNER
MR. NILESHBHAI GABHRUBHAI SHELDIYA
(GRANTOR)

1. 
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WITNESSES:

1. 
K. S. Patil

2. 
A. S. Karsode

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EXHIBIT "B"
BYE LAWS OF KRISHNA VALLEY APARTMENT CONDOMINIUM
CHAPTER I

1) SHORT TITLE & APPLICATION

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

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

The mere acquisition or rental or taking on license of any of the family units (Hereinafter referred to as the "Units") of the building or mere act of occupancy of any of the said units will signify that these bye laws are accepted ratified and will be complied with.

2) DEFINITIONS:

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

a) "Act" means the Maharashtra Apartment Ownership Act, 1970.

b) "Association" means the association of all the Apartments Owners Constituted by such owners for the purpose of **KRISHNA VALLEY APARTMENT CONDOMINIUM**.

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

d) "Building" means the building located on S. No. 14/1/2/1 and S. No. 14/1/2/3, admeasuring H. 00-61 Are and H. 00-07.5 Are respectively and Total admeasuring Hecter 00-68.5 Are i.e. 6850-00 Sq. Mtrs. situated at Mhasrul, and known as the **KRISHNA VALLEY APARTMENT CONDOMINIUM** and includes the land forming part thereof.

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

f) "Apartment Owner" means the person owning apartment in the **KRISHNA VALLEY APARTMENT CONDOMINIUM**.

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

i) "unit" means a family unit in the **KRISHNA VALLEY APARTMENT CONDOMINIUM**.

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

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

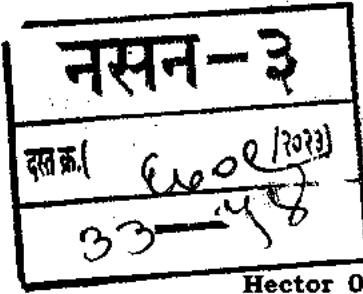
3) APARTMENT OWNERSHIP:

The Building located on the S. No. 14/1/2/1 and S. No. 14/1/2/3, admeasuring H. 00-61 Are and H. 00-07.5 Are respectively and Total admeasuring Hecter 00-68.5 Are i.e. 6850-00 Sq. Mtrs. situated at Mhasrul, known as the **KRISHNA VALLEY APARTMENT CONDOMINIUM** is submitted to the provisions of the Act.

4) OBJECT OF ASSOCIATION:

1) The objects of the association shall be

a) To be and act as the association of the Apartment Owners of the building S. No. 14/1/2/1 and S. No. 14/1/2/3, admeasuring H. 00-61 Are and H. 00-07.5 Are respectively and Total admeasuring



Hector 00-68.5 Are i.e. 6850-00 Sq. Mtrs. situated at Mhasrul, (Hereinafter called the "Said Building") who have filed their respective Declarations submitting their apartments to the provisions of the Act.

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

5) MEMBERS OF THE ASSOCIATION:

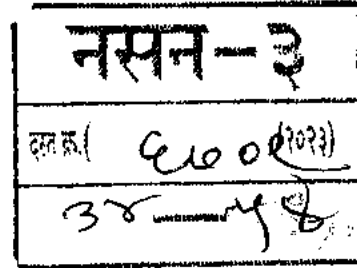
All persons who have purchased apartments in the **KRISHNA VALLEY APARTMENT CONDOMINIUM** & executed respective Declarations u/s. 5 submitting their apartments to provisions of the act shall automatically be the members of the association, and shall pay the some of One Rupee as entrance fee & may purchase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

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

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

6) JOINT APARTMENT OWNERS:

Where an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the shares of the Association



shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7) **HOLDING OF ONE SHARE COMPULSORY:**

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

8) **DISQUALIFICATIONS:**

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

CHAPTER - II
VOTING QUORUM AND PROXIES

9) **VOTING:**

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

10) **QUORUM:**

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

11) **VOTES TO BE IN PERSON:**

Votes shall be cast in person.

CHAPTER - III
ADMINISTRATION

12) **POWERS & DUTIES OF THE ASSOCIATION:**

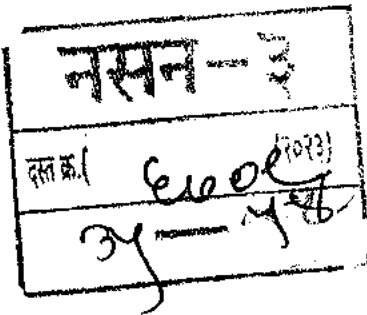
The association shall have the responsibility of administering the **KRISHNA VALLEY APARTMENT CONDOMINIUM**, approving the annual budget establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the association shall require approval by a majority of the owners, casting votes in person.

13) **PLACE OF MEETINGS:**

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

14) **ANNUAL MEETINGS:**

The first annual meeting of the association shall be held within a period of two months from the date of registration of the declaration. Thereafter the annual meeting of the association shall be held on the 1st day of May of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners a Board of Managers in accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

**15) SPECIAL MEETINGS:**

It shall be the duty of the President to call a special meeting of the Apartment Owners as directed by the resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorised by him in his behalf. The notice of any special meeting shall state the time and place of such meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four-fifths of the owners present in person.

16) NOTICE OF MEETING:

It shall be the duty of the secretary to mail or send a notice of each annual or special meeting. Stating the purpose thereof as well as the time and place where it is so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye law shall be considered notice served. Notices of all the meeting shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17) ADJOURNED MEETINGS:

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

18) ORDER OF BUSINESS:

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

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

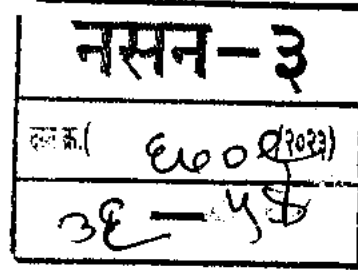
CHAPTER IV
BOARD OF MANAGERS

19) MANAGEMENT OF ASSOCIATION:

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

20) POWERS AND DUTIES OF BOARD :

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the association and may do all such acts and things as are not bye law or these bye laws directed to be exercised & done by the owners.



21) **OTHER DUTIES :**

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

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

22) **MANAGER :**

The Board may employ for the association a Manager at a compensation determined by the Board to perform such duties and services as the board shall authorize including but not limited to the duties listed in the bye-law 21.

23) **ELECTION & TERM OF OFFICE :**

At the first annual meeting of the association the turn of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager. A Successor shall be elected to serve a term of three years. The Manager shall hold office until their first meeting. (If a larger Board is contemplated, the terms of Office shall or should be established in a similar manner so that they will expire in different years)

24) **VACANCIES :**

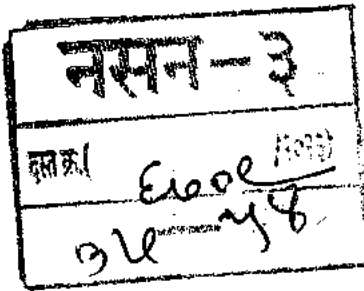
Vacancies in the Board caused by any reason other than the removal of a manager by a vote of the association shall be filled by vote of the majority of the remaining managers, even though they may constitutes than quorum and each person so elected shall be a manager until a successors is elected at the next annual meeting of the association.

25) **REMOVAL OF MANAGERS:**

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

26) **REGULAR MEETINGS:**

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



the board shall be given to each manager, personally or by mail, or by telegraph, at least three days prior to the day named for such meeting.

27) SPECIAL MEETINGS:

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

28) WAIVER OF NOTICE:

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

29) QUORUM :

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

30) 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

31) DESIGNATION:

The principal officers of the association shall be president, Vice President a Secretary and a Treasurer all of whom shall be elected by and form the Board. The Board may appoint an assistant Treasurer and an assistant Secretary and such other officers as in there judgement may be necessary. In the case an association of One Hundred owners or less, the officers of Treasurer and Secretary, may be filled by the same person.

32) ELECTION OF OFFICERS:

The Officers of the association shall be elected annually by the Board of the Organization meeting of each new Board and shall hold offices at the pleasure of the Board.

33) REMOVAL OF OFFICERS:

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

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at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

34) **PRESIDENT:**

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

35) **VICE PRESIDENT:**

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

36) **SECRETARY:**

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

38) **TREASURER:**

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

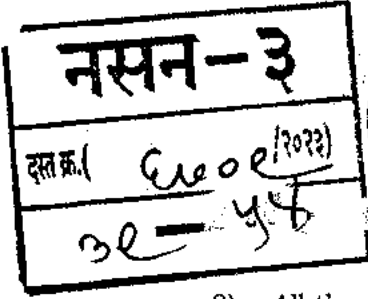
CHAPTER VI
OBLIGATIONS OF THE APARTMENT OWNERS

39) **ASSESSMENTS:**

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

40) **MAINTENANCE AND REPAIR:**

- 1) Every owner must perform promptly, all maintenance repair work within his own unit, which if omitted would affect the **KRISHNA VALLEY APARTMENT CONDOMINIUM** in entirety or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.



- 2) All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air-conditioners, sanitary, installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.
- 3) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas & facility damaged through his fault.

41) **USE OF FAMILY UNITS-INTERNAL CHANGES:**

- 1) All units (except units on the Ground floor, shop premises) shall be utilised for residential purposes only)
- 2) An owner shall not make any structural modifications or alterations in his unit or installation located therein without previously notifying the association in writing, through the President of the Board if no manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alteration or installation.

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

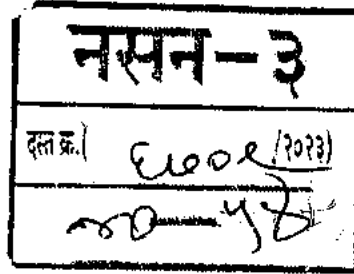
An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules, stairways, elevators and other areas of **KRISHNA VALLEY APARTMENT CONDOMINIUM** and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind such areas shall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

43) **RIGHT OF ENTRY :**

- a) An owner shall grant the right of entry to the Manager or to any other person authorised by the Board or the Association in case of an emergency originating in or treating his unit whether the owner is Present at the time or not.
- b) An owner shall permit other owners or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for electrical services provided that request for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44) **RULES OF CONDUCT:**

- 1) No resident of the **KRISHNA VALLEY APARTMENT CONDOMINIUM** shall post any advertisement or posters of any kind in or on the building except as authorised by the association.
- 2) Residents shall exercise extreme care about making noises or the use of the musical instruments, radios televisions and amplifiers that may disturb others, residents keeping domestic animals shall abide by the Municipal Sanitary bye laws or regulations.
- 3) It is prohibited to hang garments, rugs, etc. from the windows balconies or from any of the faces of the **KRISHNA VALLEY APARTMENT CONDOMINIUM**.



- 4) It is prohibited to dust rugs, etc. by beating on the exterior part of the said condominium.
- 5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.
- 6) No owner, resident or lessee shall install wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. on the exterior of the **KRISHNA VALLEY APARTMENT CONDOMINIUM** or that ported through the walls or the roof of that condominium except as authorised by the Association.

CHAPTER - VII **FUNDS AND THEIR INVESTMENTS**

45) FUNDS:

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

- a) By shares
- b) By contributions and donations from the apartment owners.
- c) From common profits which shall form the nucleus of the reserve funds.
- d) By raising loans, if necessary subject to such terms and conditions as the associations, with the approval of the Competent Authority may determine in his behalf.

46) INVESTMENT:

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

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

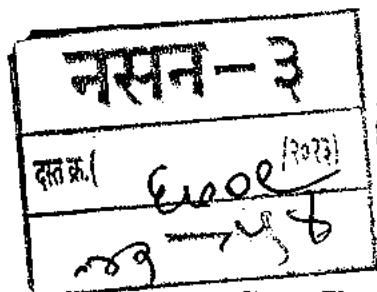
47) AFFILIATION:

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

48) ACCOUNTS:

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

2) Each apartment owner shall have a pass book in which the secretary shall enter amount paid to be 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 apartments.



3) 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:

- a) The profit and loss account:
- b) The receipts and expenditure of the previous financial years 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 of these liabilities and 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 15th 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 in a similar list of loans. The financial statement shall state up to what date profits and expenses of common areas are included.

49) PUBLICATION OF ACCOUNTS AND 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 account 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 found by him to be correct, duly vouched and in accordance with law, or specially report to the association in what respect he finds it incorrect, unvoiced or not in accordance with law.

51) POWER OF AUDITOR:

The auditor shall be entitled to call for 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 especial report to the association upon any matter connected with the accounts which appears to him to require notice.

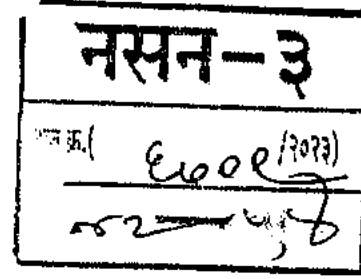
CHAPTER - VIII
MORTGAGES

52) NOTICE TO ASSOCIATION:

An owner who mortgages his units shall notify the association through the Manger, if any or the President of Board, in the event there is no manager, the name and address of his mortgage and the association shall maintain such information in book entitled "Mortgagees of Units".

53) NOTICE TO UNPAID ASSESSMENTS:

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



CHAPTER IX
COMPLIANCE

54) COMPLIANCE:

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

55) SEAL OF THE ASSOCIATION:

The association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of resolution of the board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the association by two members of the board and the secretary or any other person authorised by the association in that behalf.

CHAPTER X
AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

56) AMENDMENT OF BYE LAWS:

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

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मी/आम्ही खाली नोंदणी करणार मी/नोंदणी महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परीपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारपत्र धारक (Power Of Attorney Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तीत्वात आहे व आजपावेतो रद्द झालेले 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 कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पूर्णपणे जाणीव आहे.

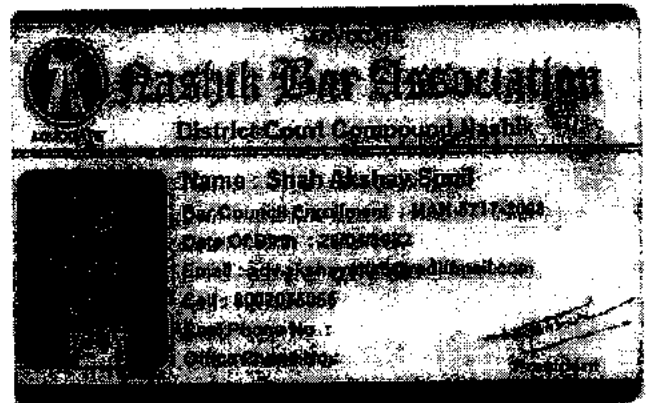
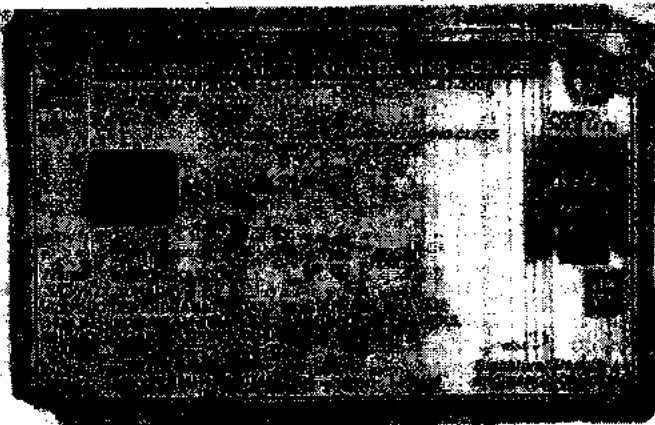
स्थायर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पूर्ण कल्पना आहे.

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

Caute

लिहून देणार...

लिहून घेणार...



नसम-३

दस्तावेज (1000)

1000-50



अहवाल दिनांक : 08/03/2021

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २५.६ आणि ७।
गाव :- म्हसकळ
तालुका :- नाशिक

भूमापन क्रमांक व उपविभाग : 14/1/2/3			शेताचे स्थानिक नाव			कुळ, खंड व इतर अधिकार
भू-धारणा पध्दती : भोगवटादार वर्ग - I			क्षेत्र	आकार	पो.ख. फे.फा.	
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव				
क्षेत्राचे एकक ह.आर.पो.मी. अ) लागवडी योग्य क्षेत्र जिरायत 0.07.50 बागायत एकूण लाग.यो. 0.07.50 क्षेत्र ब) पोट-खराब क्षेत्र (लागवडी अयोग्य) घर (अ) घर (ब) एकूण पो.ख. 0.00.00 एकूण क्षेत्र 0.07.50 (अ+ब) आकारणी जमीन किंवा विशेष आकारणी	6010	जयनारैन जिंगनेशकुमार शेनडीया नितेशभाई गमरुमीई शेनडीया मै.श्रीकृष्णा रियासिटी तर्फे भागीदार सामाईक क्षेत्र	0.0750	0.43	(17754) (17754) (17754)	कुळाचे नाव व खंड इतर अधिकार बोजा - राष्ट्रीयकृत बँक गहाण बँक ऑफ महाराष्ट्र शाखा पंचवटी कारजा र.क.120000/01-1/1/2016 कृष्णा व्हॅली एफ विंग फ्लॅट नं.104 दीपक पुराणिक क. (19455) बोजा - राष्ट्रीयकृत बँक गहाण भारतीय स्टेट बँक ऑफ इंडिया शाखा नाशिक कॉज र.क.1967539/-12/9/2016 रवींद्र गांगुर्ड फ्लॅट क.102 करीता (20238) भारतीय स्टेट बँक ऑफ इंडिया शाखा नाशिक कॉज र.क.1079820/- नईम दयाराम रीदिक फ्लॅट क.204 करीता (20238) भारतीय स्टेट बँक ऑफ इंडिया शाखा नाशिक कॉज र.क.1573017/-4/11/2016 मयूर जोशी फ्लॅट क.301 करीता (20238) प्रतिबंध केरकार : नाही. शेवटचा फेरफार क्रमांक : 20811 व दिनांक : 04/05/2018
जुने फेरफार क्र. (10247) (10447) (13375) (13477) (14045) (17754) (19455) (20074) (20238) (20811)						सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- म्हसकळ
तालुका :- नाशिक

गाव :- म्हसरोळ भसापन क्रमांक व उपविभाग : 14/1/2/3										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
पिकांखालील क्षेत्राचा तपशील								निभळ पिकांखालील क्षेत्र						
मिश्र पिकांखालील क्षेत्र														
घटक पिके व प्रत्येकांखालील क्षेत्र														
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आर. पो.मी	ह.आर. पो.मी		ह.आर. पो.मी	ह.आर. पो.मी		ह.आर. पो.मी	ह.आर. पो.मी		ह.आर. पो.मी		
											बिनशेती प्लॉट	0.0750		
2019-20	खरीप													

"या प्रमाणित प्रतीसाठी की म्हणून १५% रुपये मिळाले."
दिनांक :- 05/05/2022
सांकेतिक क्रमांक :- 272000110259500800520221259

(नाव :- मनिषा अश्विनी पाटील)
समाठी साक्षात :- म्हसकळता :- नाशिक जि. नाशिक

समाठी-म्हसकळ
ता. जि. नाशिक

नसम-३
दस्तावेज क्र. (६६०८/३०३३)
४६-५४



आयकर विभाग
INCOME TAX DEPARTMENT
SHREE KRISHNA REALTY

Copy

07/08/2012

Permanent Account Number

AOERS-2890

दस्तावेज क्र. १४/१४२१९

गाव नमुना नक

दैनिक पावती पुस्तक

मुद्रांक संख्या (योगदीर्घ व प्रकृती पुस्तक)

गाव नमुना नक तासुका-

मो. २६/११/२०११

2376593

छाते न.

R. V. 19 m.



यकबाकी		चालू वर्ष खण्ड		संकीर्ण		विलंब भुगतान	
वर्ष	रु.	रु.	पै.	रु.	पै.	रु.	पै.
निष्पत्ती		२०१७-००					
वार्षिक		१९८-००					

(अक्षरी) रुपये १९८-००

दस्तावेज क्र. १४/१४२१९

मो. २६/११/२०११



नाशिक

महाराष्ट्र शासनाच्या दखलना

(पूर्ण/भ्रमशः)

जावक क्र./ननिवि/२१२/२५०५९/२०२०

दिनांक : 30/09/2020

श्री./श्रीमती से. ज्ञानाश्रम रिपब्लिकी तर्फे धार्मादार निमिश जी. धानडीया
प्रकल्पाचे ठिकाण व पत्ता : त इतर एक

४८५२५८

संदर्भ : आपला दिनांक 20/03/2019 चा अर्ज क्रमांक सी 2/ओबी/200/1950

मन्त्राय,

दाखला देण्यात येतो की,

शिवासातील/सि.स.नं., स.नं.

प्लॉट नं. — अ. भू. क्र.

अ.पू. क्र.

मधील इमारतीच्या

10/10/2017
Date + 2/10/2017 मजिस्ट्रेट फावला

मजल्याचे इकडील बांधकाम परवानगी क्र.

अ. 21 288 / 2244

दिनांक ०६/०६/२०१७ अन्वय

दित्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री.

॥ श्री गणेशाय नमः ॥

रजिस्ट्रेशन क्र. CA/511/2

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

१) एकुण बांधकाम क्षेत्र ८६६०.१० चौ.मी. या पैकी निवासी ८१६१.८८ चौ.मी. सार ४८८.११ चौ.मी. या पैकी

२) एकुण चढई क्षेत्र 6056.56 चौ.मी. या पैकी निवासी 4280.45 चौ.मी.सित 1776.11 चौ.मी.

१) सदर इमारतीचा वापर निवेशी/निवेशितर/शैक्षणिक/ निवासी व निवेशित कारणाकरिताच करता येईल.

२) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

व्हेकट प्लॉट / घरपट्टी इंडेक्स नं. 30698769

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

6) बांधावे.शु. २ रु २११३०/- + बांधा.मु.वाढ २ रु ३५५०/- + फर्माथं ५६९

ख. २६३१०१- पा. क्र. ७८/७९६ दि. ०७/०९/२०२०, ① उर्वरित बाध. र्क.

पु. २२९९७०२०/- पा.प्र. ८२/७९९ दि. ०९/०९/२०२०. (२) दाल्मोली

बंद नहुषोडुफे रु २५०,०००/- पा.क्र. ६५/२००७ दि. २४/०७/२०२० अन्वये

सुरतेली आहे. गणेश-चाजम बँक २५८००/-
१४०९८००/- + बँक ३०८६६०/-

(११) FS ५-1 प्रिमियम रकम १४०१४००/- + रकम ३०८६६००/-

पा.क्र. ६८+०३ (६८.६००१+६००५ दि. ०१/११/२०२०)

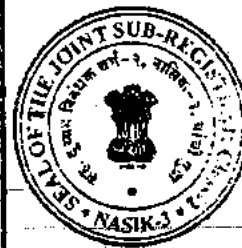
અવ્યયે સ્વરભોગી આદે.

कार्यकारी अभियंता

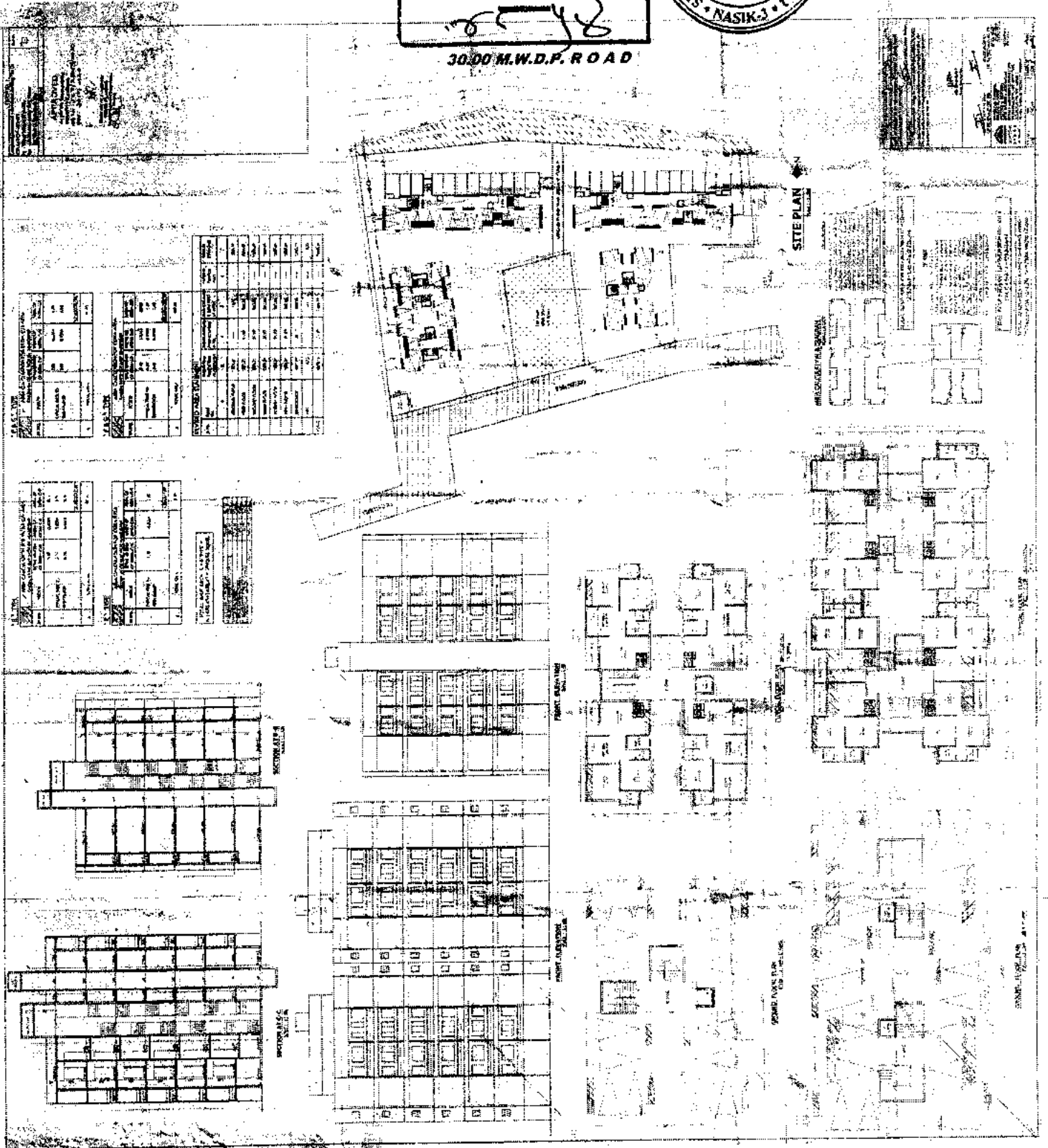
नव्वर नियोजन विभाग

नाशिक महानगरपालिका, नाशिक

नसम-३	
दस्तावेज क्र.	6002 (1023)
8758	



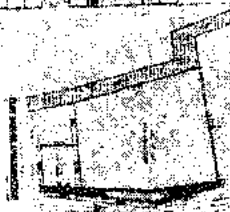
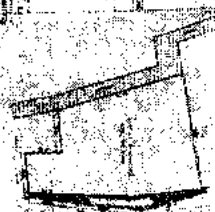
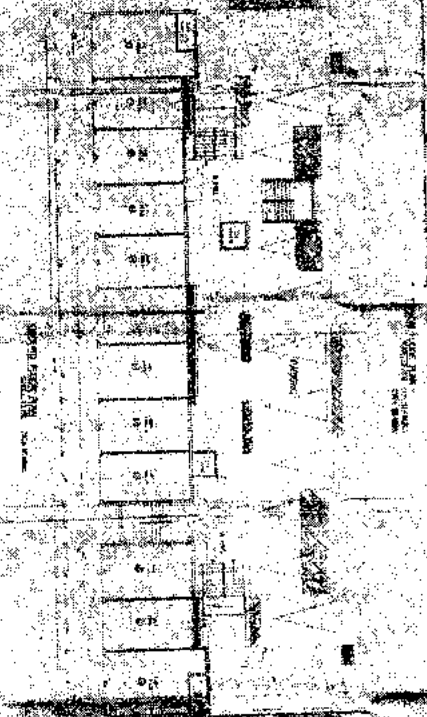
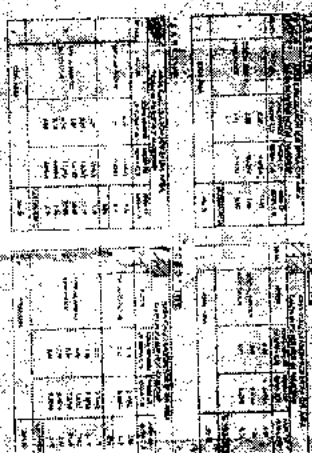
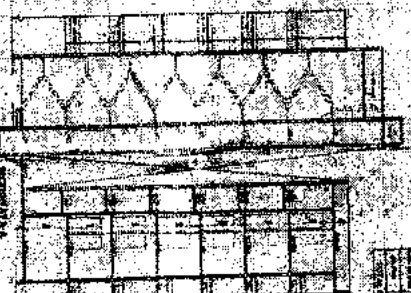
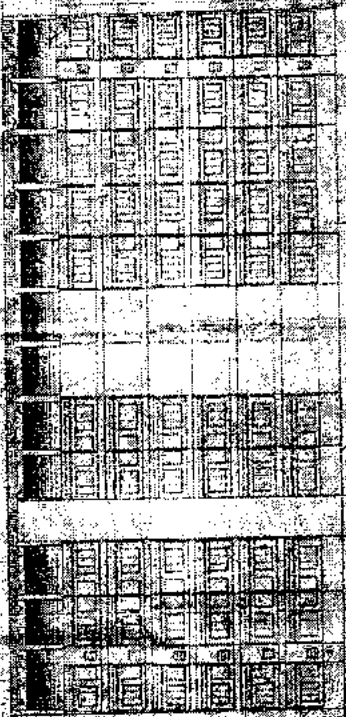
30.00 M.W.D.P. ROAD



नमन-३

सत.क.। ए००२/१०३

१०-५५



नसम-३
दस्तावेज क्र. (6000) Maharashtra Real Estate Regulatory Authority
५०-५४



This registration is granted under section 5 of the Act to the following project under project registration number : P51600013456

Project: Krishna Valley. Plot Bearing / CTS / Survey / Final Plot No.: S No 14/1, 2/1, 14/1, 2/3 at Nashik, Nashik, Nashik, 422004;

1. Shree Krishna Realty having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422004.
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 scheduled 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 07/10/2017 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
 - 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.

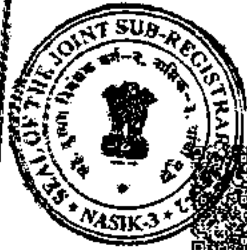
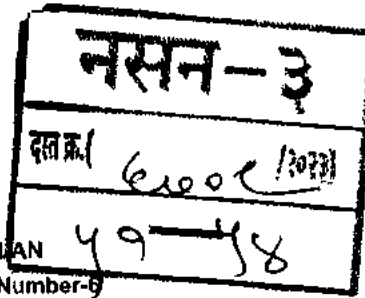
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 09-10-2017 13:05:59

Dated: 07/10/2017
Place: Mumbai

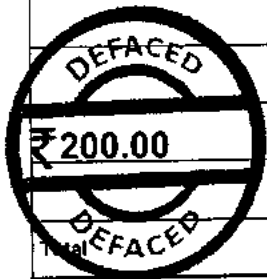
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



CHALLAN
MTR Form Number-6



GRN	MH004720281202324E	BARCODE	Date		05/07/2023-11:46:05	Form ID	25.1	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty					
Registration Fee			TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name			NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name			Shree Krishna Reality Through Partner
Location			NASHIK		Flat/Block No.			-
Year			2023-2024 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street			Nashik
0030046401 Stamp Duty			100.00		Area/Locality			Nashik
0030063301 Registration Fee			100.00		Town/City/District			
					PIN			4 2 2 0 0 1
					Remarks (If Any)			
					SecondPartyName=Shree Krishna Reality Through Partner-			
					Amount In			Two Hundred Rupees Only
			200.00		Words			
Payment Details			BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		02202292023070505352	152994720
Cheque/DD No.			Bank Date		RBI Date		05/07/2023-11:46:05	Not Verified with RBI
Name of Bank			Bank-Branch		BANK OF INDIA			
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.
सदर चलन केवल दृष्टम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-340-6709	0002453924202324	06/07/2023-14:02:14	IGR313	100.00
2	(iS)-340-6709	0002453924202324	06/07/2023-14:02:14	IGR313	100.00
Total Defacement Amount					200.00

नसन-३
दस्तावेज (6000/2023)
42-58



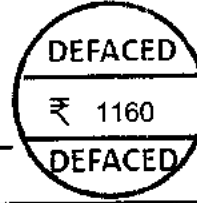
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0407202310018

Receipt Date 06/07/2023

Received from Self, Mobile number 0000000000, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered on Document No. 6709 dated 06/07/2023 at the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.



Payment Details

Bank Name IBKL

Payment Date 04/07/2023

Bank CIN 10004152023070409408

REF No. 2844042838

Deface No 0407202310018D

Deface Date 06/07/2023

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

340/6709

गुरुवार, 06 जुलै 2023 2:02 म.नं.

दस्त गोषवारा भाग-1

नसमन3

दस्त क्रमांक: 6709/2023

दस्त क्रमांक: नसमन3 /6709/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसमन3 यांचे कार्यालयात

पावती:8557

पावती दिनांक: 06/07/2023

अ. क्र. 6709 वर दि.06-07-2023

सादरकरणाराचे नाव: मे. श्री क्रिष्णा रिऑलिटी वर्फे भागिदार श्री.
निलेशभाई गभरूभाई शेलडिया - -

रोजी 2:00 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

दस्त हजर करणाऱ्याची सही:

एकुण: 1260.00

Joint Sub Registrar Nashik3

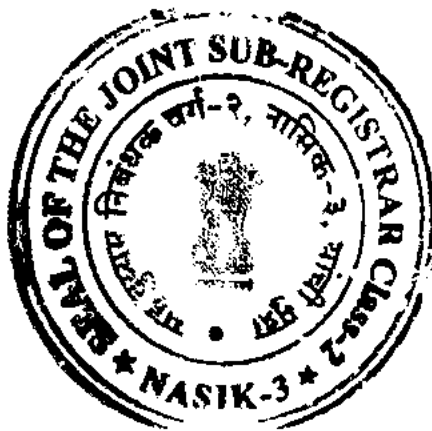
Joint Sub Registrar Nashik3

दस्ताचा प्रकार: डिक्लेरेशन

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्र. 1 06 / 07 / 2023 02 : 00 : 22 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 07 / 2023 02 : 01 : 48 PM ची वेळ: (फी)





06/07/2023 2 04:25 PM

दस्त गोपवारा भाग-2

नसन3

दस्त क्रमांक:6709/2023

दस्त क्रमांक :नसन3/6709/2023

दस्ताचा प्रकार :-डिक्लरेशन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. श्री क्रिष्णा रिअॅलिटी तर्फे भागिदार श्री. निलेशभाई गभरूभाई शेलडिया - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं 1 2 3 , रोड नं: दिंडोरी रोड, म्हसळ, नाशिक, महाराष्ट्र, णासू:ईक. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत डिक्लरेशन चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 07 / 2023 02 : 03 : 20 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अॅड. असय सुनिल शाह वय:43 पत्ता:विसेमळा, कॉलेजरोड, नाशिक पिन कोड:422005		

शिक्का क्र.4 ची वेळ:06 / 07 / 2023 02 : 04 : 00 PM

Joint Sub Registrar Nashik

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shree Krishna Reality Through Partner	eChallan	02202292023070505352	MH004720281202324E	100.00	SD	0002453924202324	06/07/2023
2		DHC		0407202310018	1160	RF	0407202310018D	06/07/2023
3	Shree Krishna Reality Through Partner	eChalla		MH004720281202324E	100	RF	0002453924202324	06/07/2023

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

दि. ६ माहे जुलै सन २०२३

6709 /2023

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

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

नाशिक-३.