

DECLARATION OF

APARTMENT

GANARAJ ASSOCIATES

26/07/19

340/4969

पावती

Original/Duplicate

Friday, July 26, 2019

नोंदणी क्र.: 39म

3:49 PM

Regn.: 39M

पावती क्र.: 5951 दिनांक: 26/07/2019

गावाचे नाव: अंबड (खुर्द)

दस्तऐवजाचा अनुक्रमांक: नसन3-4969-2019

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: 1. मे. गणराज असोसिएट्स तर्फे भागिदार श्री. मनोज झुंबरलाल खिंबसरा - यांचे वि.मु. श्री. अजित कांतीलाल ललवाणी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:09 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

Joint Sub Registrar Nashik3

सह. पुरवठा निदेशक वर्ग-२

नाशिक-३

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004441204201920E दिनांक: 26/07/2019

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507201905151 दिनांक: 26/07/2019

बँकेचे नाव व पत्ता:

A. L. Wani

मुळ दस्त परत केला
त सही घेतली.



26/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

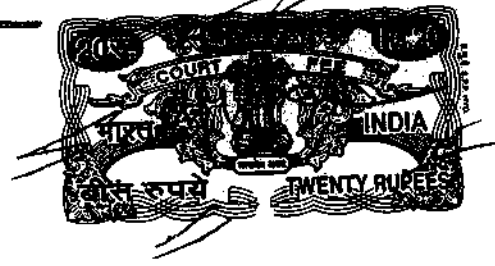
दस्त क्रमांक : 4969/2019

नोदणी :

Regn:63m

गावाचे नाव : अंबड (खुर्द)

- (1) विलेखाचा प्रकार घोषणापत्र
(2) मोबदला 0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1



- (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: मौजे अंबडखुर्द येथील स.नं. 255+256/1 यासी प्लॉट नं. 8 यावरील मेरीगोल्ड अपार्टमेंट चे घोषणापत्र((Survey Number : 255+256/1 ;))

- (5) क्षेत्रफळ

1) 1426.00 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:-1. मे. गणराज असोसिएट्स तर्फे भागिदार श्री. मनोज झुंबरलाल खिंबसरा - यांचे वि.मु. श्री. अजित कांतीलाल ललबाणी वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: अगोरा कॉम्प्लेक्स, कॅनडा कॉर्नर, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422005 पॅन नं:-AAMFG7400N
2): नाव:-2. श्री. श्रेणिक शशिकांत सुराणा यांचे वि.मु. श्री. अजित कांतीलाल ललबाणी - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: अगोरा कॉम्प्लेक्स, कॅनडा कॉर्नर, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422005 पॅन नं:-AAMFG7400N

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- (9) दस्तऐवज करून दिल्याचा दिनांक 26/07/2019

- (10) दस्त नोंदणी केल्याचा दिनांक 26/07/2019

- (11) अनुक्रमांक, खंड व पृष्ठ 4969/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

- (14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit



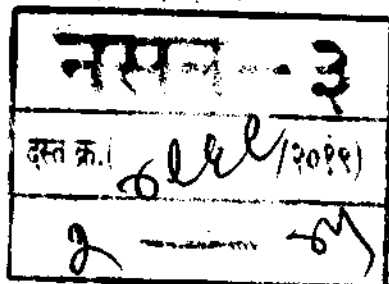
सूची क्र.11

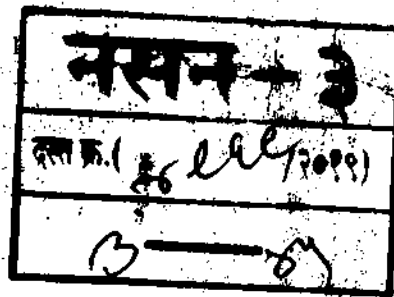
नोंदणी नंतरची प्रथम प्रत

अस्तित्व वरहुकुम नवकल

सह. दुय्यम निबंधक तर्म-२
नाशिक-३

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2507201905151/2507201910152	Date 25/07/2019
Received from Ganaraj Associates Through Partner, Mobile number 8007075055, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 25/07/2019
Bank CIN 10004152019072504505	REF No. 003489293
This is computer generated receipt, hence no signature is required.	





DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 26th day of JULY 2019.

BY

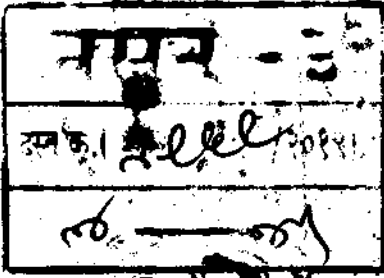
[1] M/S. GANARAJ ASSOCIATES, A Partnership firm, PAN AAMFG 7400 N, having its office at Agora, 101, 1st Floor, Canada Corner, Nashik 422002 through its PARTNER MR. MANOJ ZUMBARLAL KHIVASARA, Age 50 Years, Occupation Business, R/o. Nashik [2] MR. SHRENIK SHASHIKANT SURANA, Age 40 Years, Occupation Business, R/o. Nashik Hereinafter referred to as the "GRANTOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include other partners, their heirs, executors, administrators, assigns, etc.) of the FIRST PART.

FIRST - The Grantor No. 1 & 2 are the absolute and exclusive owner of all that piece and parcel of the land situated at **Ambad Khurd**, more particularly described in the schedule written hereunder and hereinafter referred to as the Said Property.

SECOND - the Grantor No. 2 alongwith Trikal Theatre & Reality India Pvt. Ltd. purchased Plot No. 8 from Chandrabhagabai Kalu Datir etc. with consent of Green Estate, (AOP) and Nivrutti Santu Datir etc. by a sale deed 29/7/2010 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 7157 on 2/8/2010 and name of the grantor no. 2 alongwith Trikal Theatre & Reality India Pvt. Ltd. are mutated in the owners column of the record of rights.

THIRD - Trikal Theatre & Reality India Pvt. Ltd. sold its undivided 1/2 share admeasuring 713.00 Sq. Mtrs. out of the Total plot admeasuring 1426.00 Sq. Mtrs. of Plot No. 8 to grantor no. 1 by a sale deed 18/2/2014 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 1416 on 20/2/2014 and as such name of Trikal Theatre & Reality India Pvt. Ltd. is deleted from the owners column and name of Grantor no. 1 is mutated in the owners column under M. E. No. 9913 on 1/3/2014 and it is agreed in between the grantor No. 1 and 2 that even though the grantor No. 1 and 2 are joint owners, the entire amount of consideration of the sale of the constructed premises shall be received in the name of grantor No. 1.

FOURTH - the grantors have initially purchased TDR of 570.00 Sq. mtrs. from DRC No. 407 Dated 6/11/2010 from Soniya Developers through its prop. Mrs. Usha Vijay Wasan by a sale deed dated 16/6/2014 which is duly registered at Sr. No. 5075 on 16/6/2014 and as such grantor has prepared a building plan by utilizing the said TDR which is duly sanctioned by the Nashik Municipal Corporation under commencement certificate No. LND/BP/B4/297/3057 Dated 2/12/2014 and thereafter the Grantor further purchased an additional TDR of 580-00 Sq. Mtrs. from DRC No. 278/A Dated 30-4-2016 from Neelam Raju Adwani and Mrs. Vinita Deepak Motwani by sale deed dated 23-5-2016 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 3217 on 23-5-2016 and by utilizing the said additional TDR the grantor further revised the building plan on 11-7-2016 under No. LND/BP/ B2/2222/168 which is again revised on 13-3-2018 under No. LND/BP/B2/639/17741 and as per the building plan the grantors has commenced and completed the construction of the building, hereinafter referred to as the SAID BUILDING as per the approved building plan and the building is ready for use and occupation and the grantor has obtained completion certificate from



Nashik Municipal Corporation under No. NANIVI/ 22132/2019 Dated 24-5-2019

FIFTH - That the said building consists Ground Floor for partly for parking and Commercial units and first to Seventh upper floors consisting of residential apartment. All the floors are all capable of individual utilization 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.

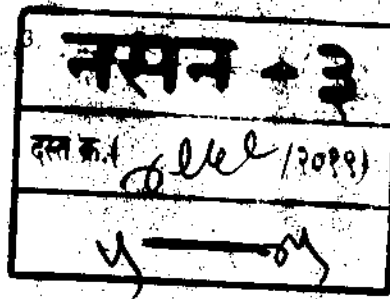
SIXTH - That the condominium shall be known as "**MARIGOLD APARTMENT**" which consists of A Wing and B Wing. A wing consists of 26 units, B wing consists of 28 units which are constructed as per one single building plan approved by Nashik Municipal Corporation and that the family units common areas and facilities of the building will be as follows:-

A WING

- * Commercial Unit - On Ground Floor there are Four shops numbered as 1,2,3 & 4
- * Family Unit - On First Floor there Two Flats numbered as A-1 & A-2
- * Family Unit - On Second Floor there are Four Flats numbered as A-5, A-6, A-7 & A-8
- * Family Unit - On Third Floor there are Four Flats numbered as A-9, A-10, A-11 & A-12
- * Family Unit - On Fourth Floor there are Four Flats numbered as A-13, A-14, A-15 & A-16
- * Family Unit - On Fifth Floor there are Four Flats numbered as A-17, A-18, A-19 & A-20
- * Family Unit - On Sixth Floor there are Four Flats numbered as A-21, A-22, A-23 & A-24

B WING

- * Family Unit - On First Floor there are Four Flats numbered as B-1, B-2, B-3 & B-4
- * Family Unit - On Second Floor there are Four Flats numbered as B-5, B-6, B-7 & B-8
- * Family Unit - On Third Floor there are Four Flats numbered as B-9, B-10, B-11 & B-12
- * Family Unit - On Fourth Floor there are Four Flats numbered as B-13, B-14, B-15 & B-16
- * Family Unit - On Fifth Floor there are Four Flats numbered as B-17, B-18, B-19 & B-20
- * Family Unit - On Sixth Floor there are Four Flats numbered as B-21, B-22, B-23 & B-24
- * Family Unit - On Seventh Floor there are Four Flats numbered as B-25, B-26, B-27 & B-28



Description of each family unit is described as under :-

"A WING"

(1) Commercial Unit - Apartment/ Shop No. 1. It is an apartment on the Ground floor, admeasuring 28.76 Sq. Mtrs. Carpet area and alongwith Mezzanine area admeasuring 14.16 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(2) Commercial Unit - Apartment/ Shop No. 2. It is an apartment on the Ground floor, admeasuring 24.68 Sq. Mtrs. Carpet area and alongwith Mezzanine area admeasuring 12.08 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(3) Commercial Unit - Apartment/ Shop No. 3. It is an apartment on the Ground floor, admeasuring 24.68 Sq. Mtrs. Carpet area and alongwith Mezzanine area admeasuring 12.08 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(4) Commercial Unit - Apartment/ Shop No. 4. It is an apartment on the Ground floor, admeasuring 36.17 Sq. Mtrs. Carpet area and alongwith Mezzanine area admeasuring 17.04 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(5) Family Unit - Apartment/ Flat No. A-1. It is a apartment on the First Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.

Name of Owner - [1] MR. KIRAN NARAYAN AHER
[2] MRS. DARSHANA KIRAN AHER

Agreement of Sale Registered at Sr.No. 2840 on 4-5-2019

(6) Family Unit - Apartment/ Flat No. A-2. It is a apartment on the First Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.

Name of Owner - 1] MRS. PRATIKSHA CHAGAN DATIR
2] MR. CHHAGAN BAHIRU DATIR

Agreement Regd. No. 540 on 22/1/2019

(7) Family Unit - Apartment/ Flat No. A-5. It is a apartment on the Second Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.

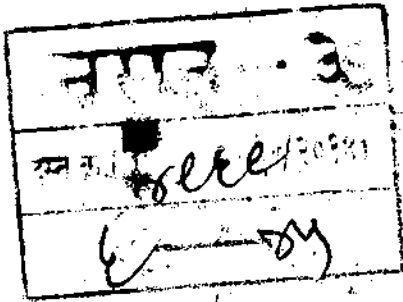
Name of Owner - [1] MR. MAHESH RAMCHANDRA DHOMASE
[2] MRS. SHILPA MAHESH DHOMASE

Agreement of Sale Registered at Sr.No. 2379 on 5-4-2019

(8) Family Unit - Apartment/ Flat No. A-6. It is a apartment on the Second Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.

Name of Owner - [1] SAGAR GANESH JADHAV
[2] MRS. DIPALI SAGAR JADHAV

Agreement of Sale Registered at Sr.No. 4549 on 11-7-2019



(9) Family Unit - Apartment/ Flat No. A-7. It is a apartment on the **Second Floor**, admeasuring **51.50 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 5.92 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.**

Name of Owner - **1) M/S. GANARAJ ASSOCIATES**
2) MR. SHRENIK SHASHIKANT SURANA

(10) Family Unit - Apartment/ Flat No. A-8. It is a apartment on the **Second Floor**, admeasuring **49.84 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 13.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.**

Name of Owner - **1) MR. SACHIN MADHUKAR KALUNGE**
2) SMT. SATYABHAMA MADHUKAR KALUNGE
Agreement Regd. No. 978 on 7/2/2019

(11) Family Unit - Apartment/ Flat No. A-9. It is a apartment on the **Third Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.**

Name of Owner - **[1) MR. RAKESH PRABHAKAR BORALE**
[2) MRS. CHANDRIKA RAKESH BORALE
Agreement of Sale Registered at Sr. No. 2837 on 4-5-2019.

(12) Family Unit - Apartment/ Flat No. A-10. It is a apartment on the **Third floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.**

Name of Owner - **1) M/S. GANARAJ ASSOCIATES**
2) MR. SHRENIK SHASHIKANT SURANA

(13) Family Unit - Apartment/ Flat No. A-11. It is a apartment on the **Third Floor**, admeasuring **51.50 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 7.20 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.**

Name of Owner - **1) M/S. GANARAJ ASSOCIATES**
2) MR. SHRENIK SHASHIKANT SURANA

(14) Family Unit - Apartment/ Flat No. A-12. It is a apartment on the **Third Floor**, admeasuring **48.85 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 7.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.**

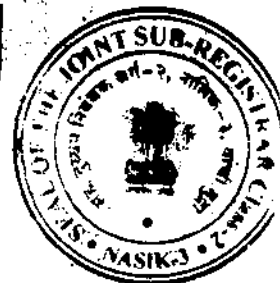
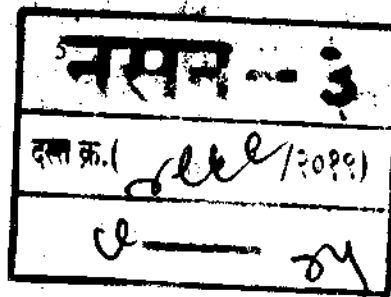
Name of Owner - **1) M/S. GANARAJ ASSOCIATES**
2) MR. SHRENIK SHASHIKANT SURANA

(15) Family Unit - Apartment/ Flat No. A-13. It is a apartment on the **Fourth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.**

Name of Owner - **1) MRS. URMILA VINAYAK TIBHE**
2) MR. VINAYAK PARASHRAM TIBHE
Agreement Regd. No. 5695 on 7/8/2018

(16) Family Unit - Apartment/ Flat No. A-14. It is a apartment on the **Fourth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.**

Name of Owner - **1) MR. MANOJ YUVRAJ SHIRSATH**
2) MRS. SHARADA YUVRAJ SHIRSATH
Agreement Regd. No. 953 on 6/2/2019



(17) Family Unit - Apartment/ Flat No. A-15. It is a apartment on the **Fourth Floor**, admeasuring **51.50 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 5.92 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.**

Name of Owner - 1] **M/S. GANARAJ ASSOCIATES**
2] **MR. SHRENIK SHASHIKANT SURANA**

(18) Family Unit - Apartment/ Flat No. A-16. It is a apartment on the **Fourth Floor**, admeasuring **49.84 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 13.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.**

Name of Owner - 1] **MR. PIYUSH RAVINDRA BHADANE**
2] **MRS. SUNANDA RAVINDRA BHADANE**

Agreement Regd. No. 1294 on 21/2/2019

(19) Family Unit - Apartment/ Flat No. A-17. It is a apartment on the **Fifth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.**

Name of Owner - 1] **M/S. GANARAJ ASSOCIATES**
2] **MR. SHRENIK SHASHIKANT SURANA**

(20) Family Unit - Apartment/ Flat No. A-18. It is a apartment on the **Fifth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.**

Name of Owner - 1] **M/S. GANARAJ ASSOCIATES**
2] **MR. SHRENIK SHASHIKANT SURANA**

(21) Family Unit - Apartment/ Flat No. A-19. It is a apartment on the **Fifth Floor**, admeasuring **51.50 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 5.92 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.**

Name of Owner - 1] **M/S. GANARAJ ASSOCIATES**
2] **MR. SHRENIK SHASHIKANT SURANA**

(22) Family Unit - Apartment/ Flat No. A-20. It is a apartment on the **Fifth Floor**, admeasuring **48.85 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 7.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.**

Name of Owner - 1] **M/S. GANARAJ ASSOCIATES**
2] **MR. SHRENIK SHASHIKANT SURANA**

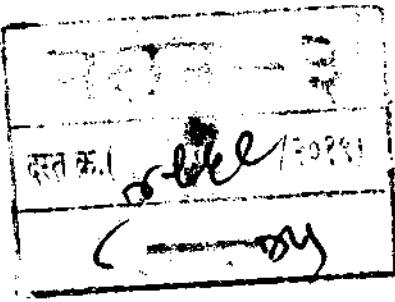
(23) Family Unit - Apartment/ Flat No. A-21. It is a apartment on the **Sixth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.**

Name of Owner - 1] **M/S. GANARAJ ASSOCIATES**
2] **MR. SHRENIK SHASHIKANT SURANA**

(24) Family Unit - Apartment/ Flat No. A-22. It is a apartment on the **Sixth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.**

Name of Owner - 1] **M/S. GANARAJ ASSOCIATES**
2] **MR. SHRENIK SHASHIKANT SURANA**

(25) Family Unit - Apartment/ Flat No. A-23. It is a apartment on the **Sixth Floor**, admeasuring **51.50 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 5.92 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.**



Name of Owner - **1] M/S. GANARAJ ASSOCIATES**
2] MR. SHRENIK SHASHIKANT SURANA

(26) Family Unit - Apartment/ Flat No. **A-24**. It is a apartment on the **Sixth Floor**, admeasuring **49.84 Sq. Mtrs.** Carpet area and usable area of **Balconies** admeasuring **13.84 Sq. Mtrs.** and **Alternate Terrace** admeasuring **6.36 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**
2] MR. SHRENIK SHASHIKANT SURANA

"B WING"

(1) Family Unit - Apartment/ Flat No. **B-1**. It is a apartment on the **First Floor**, admeasuring **40.46 Sq. Mtrs.** Carpet area and usable area of **Balconies** admeasuring **1.99 Sq. Mtrs.** and **Alternate Terrace** admeasuring **6.73 Sq. Mtrs.**

Name of Owner - **[1] MR. SRAWAN DAULAT KHOKALE**
[2] MRS. SANGEETA SRAWAN KHOKALE

Agreement Regd. No. 1251 on 18/2/2019

(2) Family Unit - Apartment/ Flat No. **B-2**. It is a apartment on the **First Floor**, admeasuring **40.46 Sq. Mtrs.** Carpet area and usable area of **Balconies** admeasuring **1.99 Sq. Mtrs.** and **Alternate Terrace** admeasuring **6.73 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**
2] MR. SHRENIK SHASHIKANT SURANA

(3) Family Unit - Apartment/ Flat No. **B-3**. It is a apartment on the **First Floor**, admeasuring **49.19 Sq. Mtrs.** Carpet area and usable area of **Balconies** admeasuring **9.87 Sq. Mtrs.** and **Alternate Terrace** admeasuring **6.33 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**
2] MR. SHRENIK SHASHIKANT SURANA

(4) Family Unit - Apartment/ Flat No. **B-4**. It is a apartment on the **First Floor**, admeasuring **49.19 Sq. Mtrs.** Carpet area and usable area of **Balconies** admeasuring **9.87 Sq. Mtrs.** and **Alternate Terrace** admeasuring **6.33 Sq. Mtrs.**

Name of Owner - **[1] MR. ASHOK KARBHARI RAHATAL**
[2] MRS. SANGEETA ASHOK RAHATAL

Agreement of Sale registered at SR. No. 2425 on 9-4-2019

(5) Family Unit - Apartment/ Flat No. **B-5**. It is a apartment on the **Second Floor**, admeasuring **40.46 Sq. Mtrs.** Carpet area and usable area of **Balconies** admeasuring **2.19 Sq. Mtrs.** and **Alternate Terrace** admeasuring **6.03 Sq. Mtrs.**

Name of Owner - **1] MR. SOMNATH SUKDEO SHINDE**
2] MRS. ASHA SOMNATH SHINDE

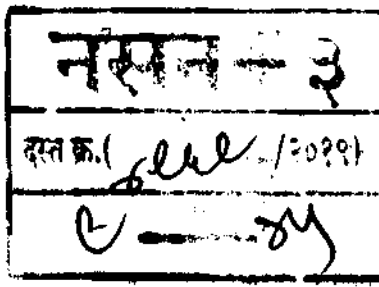
Agreement Regd. No. 1406 on 26/2/2019.

(6) Family Unit - Apartment/ Flat No. **B-6**. It is a apartment on the **Second Floor**, admeasuring **40.46 Sq. Mtrs.** Carpet area and usable area of **Balconies** admeasuring **2.19 Sq. Mtrs.** and **Alternate Terrace** admeasuring **6.03 Sq. Mtrs.**

Name of Owner - **1] MRS. PUSHPA BISHWANATH SADHUKHAN**
2] MR. BISHWANATH SRISHTHIDHAR SADHUKHAN

Agreement Regd. No. 538 on 22/1/2019

(7) Family Unit - Apartment/ Flat No. **B-7**. It is a apartment on the **Second Floor**, admeasuring **49.19 Sq. Mtrs.** Carpet area and usable area of



Balconies admeasuring 9.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.

**Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA**

(8) Family Unit - Apartment/ Flat No. B-8. It is a apartment on the Second Floor, admeasuring 49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.

**Name of Owner - [1] MR. RAMU SANU DHOLE
[2] MRS. SHAKUNTALA RAMU DHOLE**

Agreement of Sale registered at Sr. No. 2841 on 4-5-2019

(9) Family Unit - Apartment/ Flat No. B-9. It is a apartment on the Third Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.

**Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA**

(10) Family Unit - Apartment/ Flat No. B-10. It is a apartment on the Third Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.

**Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA**

(11) Family Unit - Apartment/ Flat No. B-11. It is a apartment on the Third Floor, admeasuring 49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.87 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.

**Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA**

(12) Family Unit - Apartment/ Flat No. B-12. It is a apartment on the Third Floor, admeasuring 49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.87 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.

**Name of Owner - 1] MR. PANDHARINATH SANTU PATIL
2] MRS. PUSHPA PANDHARINATH PATIL**

Agreement Regd. No. 558 on 23/1/2019

(13) Family Unit - Apartment/ Flat No. B-13. It is a apartment on the Fourth Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.

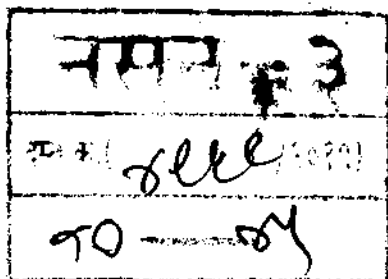
**Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA**

(14) Family Unit - Apartment/ Flat No. B-14. It is a apartment on the Fourth Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.

**Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA**

(15) Family Unit - Apartment/ Flat No. B-15. It is a apartment on the Fourth Floor, admeasuring 49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES

**2] MR. SHRENIK SHASHIKANT SURANA**

(16) Family Unit - Apartment/ Flat No. B-16 It is a apartment on the **Fourth Floor**, admeasuring **49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**

2] MR. SHRENIK SHASHIKANT SURANA

(17) Family Unit - Apartment/ Flat No. B-17. It is a apartment on the **Fifth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**

2] MR. SHRENIK SHASHIKANT SURANA

(18) Family Unit - Apartment/ Flat No. B-18. It is a apartment on the **Fifth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**

2] MR. SHRENIK SHASHIKANT SURANA

(19) Family Unit - Apartment/ Flat No. B-19. It is a apartment on the **Fifth Floor**, admeasuring **49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.87 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**

2] MR. SHRENIK SHASHIKANT SURANA

(20) Family Unit - Apartment/ Flat No. B-20. It is a apartment on the **Fifth Floor**, admeasuring **49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.87 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.**

Name of Owner - **[1] MR. SANTOSH KAUTIK MORE**

[2] MRS. MAYADEVI SAIJAY MORE

Agreement of Sale Registered at Sr. No. 2527 on 12-4-2019

(21) Family Unit - Apartment/ Flat No. B-21. It is a apartment on the **Sixth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**

2] MR. SHRENIK SHASHIKANT SURANA

(22) Family Unit - Apartment/ Flat No. B-22. It is a apartment on the **Sixth Floor**, admeasuring **40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 2.19 Sq. Mtrs. and Alternate Terrace admeasuring 6.03 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**

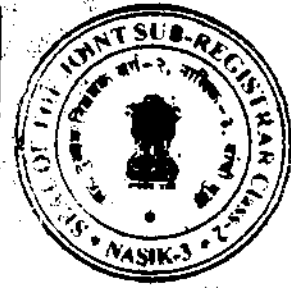
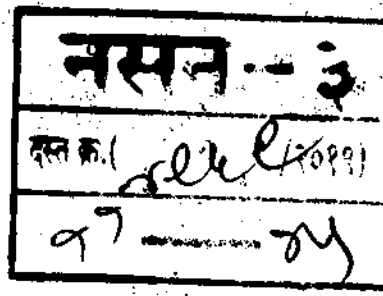
2] MR. SHRENIK SHASHIKANT SURANA

(23) Family Unit - Apartment/ Flat No. B-23. It is a apartment on the **Sixth Floor**, admeasuring **49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.**

Name of Owner - **1] M/S. GANARAJ ASSOCIATES**

2] MR. SHRENIK SHASHIKANT SURANA

(24) Family Unit - Apartment/ Flat No. B-24. It is a apartment on the **Sixth Floor**, admeasuring **49.19 Sq. Mtrs. Carpet area and usable area**



of Balconies admeasuring 9.84 Sq. Mtrs. and Alternate Terrace admeasuring 6.36 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(25) Family Unit - Apartment/ Flat No. B-25. It is a apartment on the Seventh Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(26) Family Unit - Apartment/ Flat No. B-26. It is a apartment on the Seventh Floor, admeasuring 40.46 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 1.99 Sq. Mtrs. and Alternate Terrace admeasuring 6.73 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(27) Family Unit - Apartment/ Flat No. B-27. It is a apartment on the Seventh Floor, admeasuring 49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.87 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.

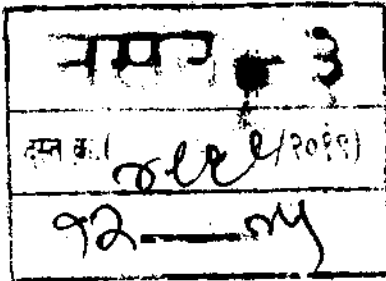
Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

(28) Family Unit - Apartment/ Flat No. B-28. It is a apartment on the Seventh Floor, admeasuring 49.19 Sq. Mtrs. Carpet area and usable area of Balconies admeasuring 9.87 Sq. Mtrs. and Alternate Terrace admeasuring 6.33 Sq. Mtrs.

Name of Owner - 1] M/S. GANARAJ ASSOCIATES
2] MR. SHRENIK SHASHIKANT SURANA

COMMON AREAS AND FACILITIES:-

- (a) All that piece and parcel of the land as described the schedule written hereunder for A and B wings.
- (b) A and B wings are within one single compound wall with one gate.
- (c) That the building consists of A and B Wing. Both wings have separate overhead water tank and one common underground water tank, with two separate electric motors with pumpsets and one electric meter for A and B wing each.
- (d) The entire maintenance of building, surrounding area, drainage, common electricity, water, security etc. shall be spent from the common contribution to be collected by all the flat owners as may be decided in their meeting from time to time.
- (e) The flat owners of both the wings shall maintain the motors and pumpset jointly.
- (f) The stair case and stair case landing referred to in this deed of the building which leads from the ground to the roof of the building.
- (g) Underground water tank located in the side margin and overhead water tank located on the staircase block and roof passage block.
- (h) Plumbing network throughout the building.
- (i) Motor with pump set and in General all apparatus and installations existing for common use with auto level facility.
- (j) Bore well connection with pumpset.
- (k) One Lift each alongwith battery backup for A wing and B wing.



RESTRICTED AREAS:

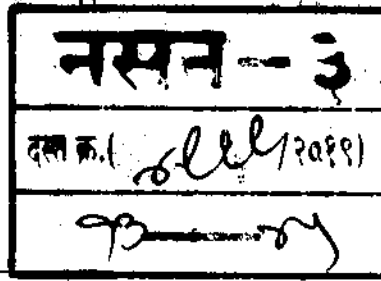
❖ That except the apartment owners whom the adjoining terrace is allotted no other apartment shall have right, title and interest in the said allotted adjoining terrace.

❖ That amount of one time maintenance of lift and common expenses 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.

❖ That the shop owners shall not park their vehicle in the parking below the stilt or surrounding marginal space except in front of their respective shop. So also no flat owner shall park their vehicle in front of the shops.

SIXTH - (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 **MARIGOLD APARTMENT** Condominium is based on the area of the flat which are as follows:-

APARTMENT	PERCENTAGE
'A'WING	
Shop No. 1	1.59%
Shop No. 2	1.36%
Shop No. 3	1.36%
Shop No. 4	1.98%
Flat No. A-1	1.58%
Flat No. A-2	1.58%
Flat No. A-5	1.58%
Flat No. A-6	1.58%
Flat No. A-7	2.14%
Flat No. A-8	2.36%
Flat No. A-9	1.58%
Flat No. A-10	1.58%
Flat No. A-11	2.18%
Flat No. A-12	2.08%
Flat No. A-13	1.58%
Flat No. A-14	1.58%
Flat No. A-15	2.14%
Flat No. A-16	2.36%
Flat No. A-17	1.58%
Flat No. A-18	1.58%
Flat No. A-19	2.14%
Flat No. A-20	2.08%
Flat No. A-21	1.58%
Flat No. A-22	1.58%
Flat No. A-23	2.14%
Flat No. A-24	2.36%



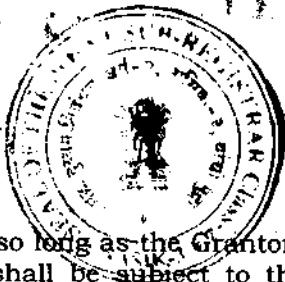
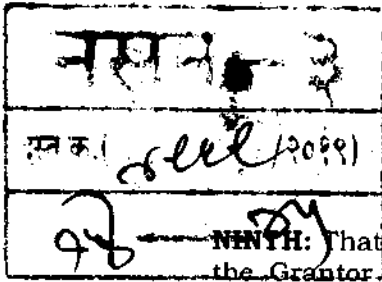
'B' WING	
Flat No. B-1	1.58%
Flat No. B-2	1.58%
Flat No. B-3	2.19%
Flat No. B-4	2.19%
Flat No. B-5	1.58%
Flat No. B-6	1.58%
Flat No. B-7	2.19%
Flat No. B-8	2.19%
Flat No. B-9	1.58%
Flat No. B-10	1.58%
Flat No. B-11	2.19%
Flat No. B-12	2.19%
Flat No. B-13	1.58%
Flat No. B-14	1.58%
Flat No. B-15	2.19%
Flat No. B-16	2.19%
Flat No. B-17	1.58%
Flat No. B-18	1.58%
Flat No. B-19	2.19%
Flat No. B-20	2.19%
Flat No. B-21	1.58%
Flat No. B-22	1.58%
Flat No. B-23	2.19%
Flat No. B-24	2.19%
Flat No. B-25	1.57%
Flat No. B-26	1.58%
Flat No. B-27	2.19%
Flat No. B-28	2.19%
	----- 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.

SEVENTH: 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.

EIGHTH : 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.



NINTH: 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 **MARIGOLD APARTMENT** Condominium.

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

ELEVENTH : 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.

TWELTH : 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.

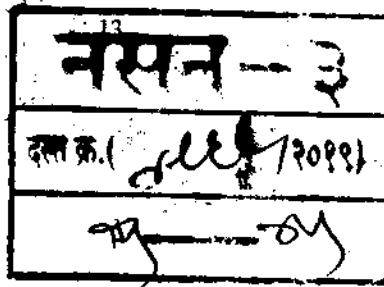
THIRTIINTH : That each apartment owner shall comply with the provisions of this declaration, the bye-laws decision and resolutions of the Association of Apartment Owners of its representative and failure to comply with any such provisions decisions or resolutions shall be grounds for an action to recover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

FOURTEENTH : 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.

FIFTEENTH : 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.

SIXTEENTH : 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.

SEVENTEENTH: 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 by laws in Exhibit B attached hereto.

EIGHTEENTH: 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.

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

TWENTEETH: 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.

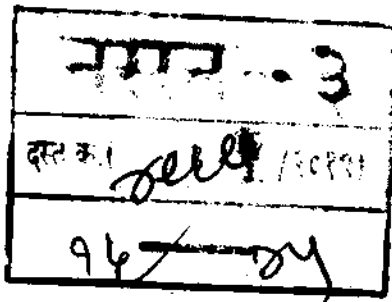
TWENTY FIRST: The amendment to this Declaration will be effected after passing a resolution to that effect in the meeting of all the Apartment. Owners and for such resolution the consent of each apartment owner for the same will be necessary and in pursuance of the resolution passed the Board of Managers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

TWENTY SECOND: 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.

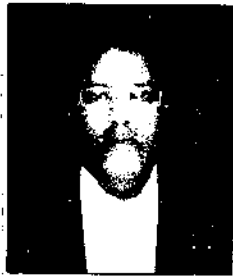
FIRST SCHEDULE OF THE PROPERTY

All that piece and parcel of the vacant land bearing Plot No. 8 out of S. No. 255+256/1 admeasuring 1426.00 Sq. Mtrs. situated at Village Ambad Khurd, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik, bounded as follows:-

On or towards East	:-	By Gat No. 310
On or towards West	:-	By Adjacent Gat No. 255
On or towards South	:-	By 30 Mtr. D. P. Road
On or towards North	:-	By Open Space



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

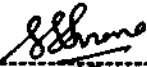


SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
[1] M/S. GANARAJ ASSOCIATES,
through its PARTNER
MR. MANOJ ZUMBARLAL KHIVASARA



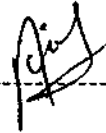


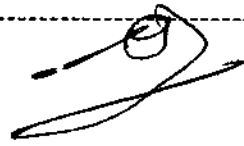
[2] MR. SHRENIK SHASHIKANT SURANA
(GRANTOR)





WITNESSES:

1. 

2. 

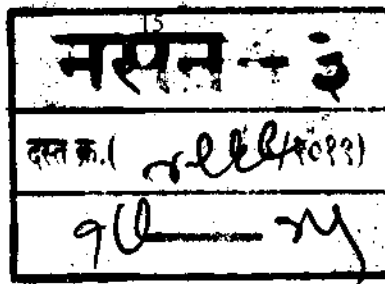


EXHIBIT "B"
BYE LAWS OF MARIGOLD APARTMENT CONDOMINIUM
CHAPTER I

1) SHORT TITLE & APPLICATION

These bye-laws may be called "the Bye-laws of the **MARIGOLD APARTMENT CONDOMINIUM**. The provisions of these bye laws apply to the **MARIGOLD 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 **MARIGOLD APARTMENT CONDOMINIUM**.
- c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the **MARIGOLD APARTMENT CONDOMINIUM**.
- d) "Building" means the building located on Plot No. 8 out of S. No. 255+256/1 admeasuring 1426.00 Sq. Mtrs. situated at Village Ambad Khurd and known as the **MARIGOLD APARTMENT CONDOMINIUM** and includes the land forming part thereof.
- e) "Declaration" means the declaration which the sole owners of the building or all the owners of the building have execute registered as provided in the section 2.
- g) "Owner" or "Apartment Owner" means the person owning apartment in the **MARIGOLD APARTMENT CONDOMINIUM**.
- h) "Section" means a section of the Act.
- l) "unit" means a family unit in the **MARIGOLD 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.

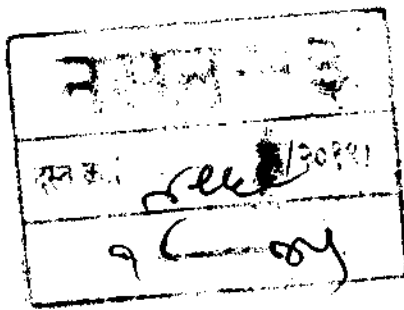
3) APARTMENT OWNERSHIP:

The Building located on the Plot No. 8 out of S. No. 255+256/1 admeasuring 1426.00 Sq. Mtrs. situated at Village Ambad Khurd known as the **MARIGOLD 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 called **MARIGOLD APARTMENT**, at Plot No. 8 out of S. No. 255+256/1 admeasuring 1426.00 Sq. Mtrs. Situated at Village Ambad Khurd (Hereinafter called the "Said Building") who have filed their



respective Declarations submitting their apartments to the provisions of the Act.

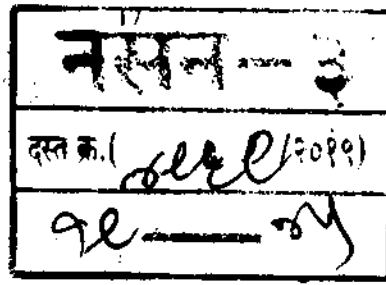
- b) To invest or deposit moneys:
 - c) To provide for the maintenance, repair & replacement of the common areas & facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose :
 - d) To retain & rent or license if possible, suitable portions of the common 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 & recreative 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 **MARIGOLD 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 **MARIGOLD 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 :

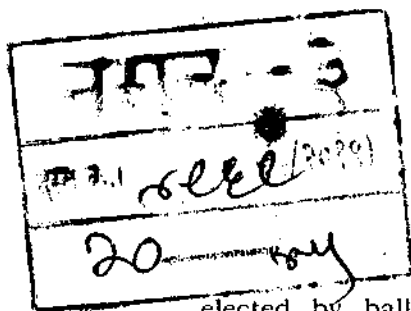
The association shall have the responsibility of administrating the **MARIGOLD APARTMENT CONDOMINIUM**, approving the annual budget establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of 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 organised 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.
- l) New Business.

CHAPTER IV
BOARD OF MANAGERS

19) **MANAGEMENT OF ASSOCIATION :**

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

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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 by 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:

- Care, upkeep & surveillance of the **MARIGOLD APARTMENT CONDOMINIUM** and the common areas and facilities and the restricted common areas and facilities.
- Collection of monthly assessment from the owners.
- Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **MARIGOLD APARTMENT CONDOMINIUM** and the common areas and facilities and the restricted common areas and the facilities.
- To provide for the manner in which the audit and the account of the association shall be carried out.
- 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.
- To sanction working expenses, count cash balance and deal with other miscellaneous business.
- To see that cash written up promptly and is signed duly by one of the members of the Board authorised in this behalf.
- 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 authorise including but not limited to the duties listed in the bye-law 21.

23) ELECTION & TERM OF OFFICE :

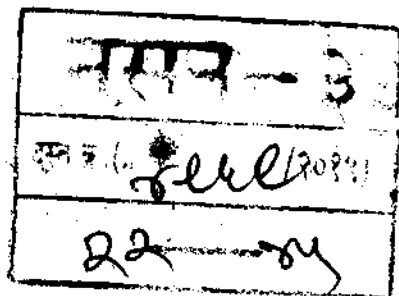
At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager. A Successor shall be elected to serve a term of three years. The Manager shall hold office until their first meeting. (If a 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 constitute less than quorum and each person so elected shall be a manager until a successor is elected at the next annual meeting of the association.

25) REMOVAL OF MANAGERS :

At any regular or special meeting duly called any one or more of the managers may be removed with or without cause by a majority of the



apartment owners and a successor 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.

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32) ELECTION OF OFFICERS :

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

33) REMOVAL OF OFFICERS :

Upon an affirmative vote of a majority of the members of the board any officer may be removed either with or without cause and his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

34) PRESIDENT :

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

35) VICE PRESIDENT :

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

36) SECRETARY :

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

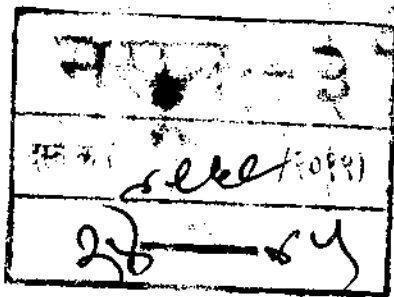
38) TREASURER :

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

CHAPTER VI OBLIGATIONS OF THE APARTMENT OWNERS

39) ASSESSMENTS :

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to **MARIGOLD APARTMENT CONDOMINIUM**, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricane, fire, 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 **MARIGOLD APARTMENT CONDOMINIUM** in entirely 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 expenditures incurred in repairing or replacing any common areas & facility damaged through his fault.

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

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

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

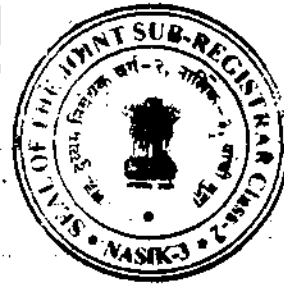
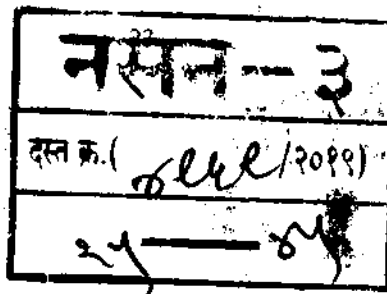
An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules, stairways, elevators and other areas of **MARIGOLD APARTMENT CONDOMINIUM** and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind such areas shall be 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 **MARIGOLD 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 **MARIGOLD 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 **MARIGOLD 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 **MARIGOLD 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.

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२६-४८) 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:

- The profit and loss account :
- The receipts and expenditure of the previous financial years and,
- 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 :

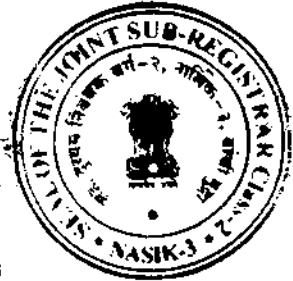
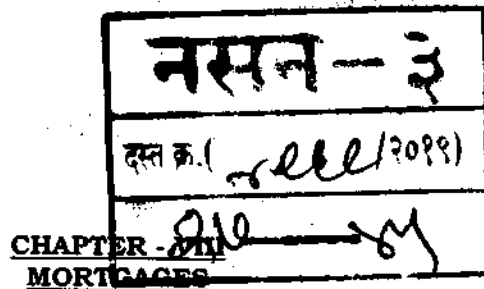
A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the office of the association.

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.



52) **NOTICE TO ASSOCIATION :**

An owner who mortgages his units shall notify the association through the Manager, 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.

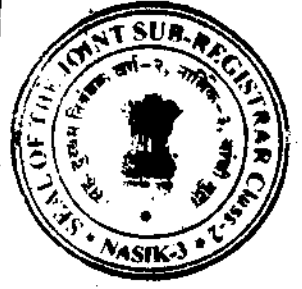
CHAPTER X
AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

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 **MARIGOLD APARTMENT CONDOMINIUM** as shown in the Declaration.

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दस्त क्र. (२६६४०९९)
२५-०५



मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक 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 असुन आम्ही स्वतः खात्री करुन 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 नेमुन 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 पुर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, 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 संपुर्णपणे 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 बाधीत 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 पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणुन आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही 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 पुर्ण 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 पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.

Li...wani
लिहून देणार...

Li...
लिहून घेणार...

MAHARASHTRA STATE MOTOR DRIVING LICENCE 73 No. 11115 9687001211 Valid Till: 08-07-2027 (NT)	
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA COV DOV MCWG 08-07-2007	
DOB: 11-11-1981 BG Name: ASHOK KASODE SALVY of SUKRADEV AGT: HRO DEVENDRANATH DAS, 38, GIRIWALA BHAVAN, 103B, BEHIND SRIRAM TEMPLE, CHUNMUN DRY CLEANERS, SHIVAJI NAGAR, SATAPUR, NASIK. PIN: 422 001 Signature & ID of Applicant Authority: (MHS 20...) Signature of Thumb: (MHS 20...)	

नसम - २
सं. (४५६६०१९)
२६-४५



घोषणापत्र

आम्ही श्री. शक्ति न. कान्ति लाल २६.११.०१ धंदा शेती व व्यापार, रा. नासिक या द्वारे घोषित करतो की, दुय्यम निबंधक नासिक यांचे कार्यालयात २६.११.०१ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. म. गो. २१ ३५ बर. लाल २६.११.०१ यांनी दिनांक २५.११.०१ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस हजर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही भयत झालेले नाही. किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरील कुलमुखत्यारपत्र पूर्णता वैध असून उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील यांची मला जाणीव आहे.

दिनांक २६/६/२०१९

Alwani
कुलमुखत्यारपत्रधारकाची नावे व सही

महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

म.म. २४ म.
R. V. 24m

तालुका

नाशिक नाशिक

गाव नमुना बारा (पिकांची नोंदवही)

[न्यायालय समीत प्रहसन अधिकार अधिनियम आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१]

नमून-३ दस्त क्र. (१०११) जमीन करणाराचे नाव ५० — ४५		 पिकाखालील क्षेत्रांचा तपशील मिश्रित पिकाखालील क्षेत्र निरर्थक पिकाखालील क्षेत्र उपलब्ध नसलेली जमीन लागवडीसाठी										जल सिंचनाचे साधन शेरा			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
१०११				हे.आ.	हे.आ.		कोटकडे		हे.आ.	हे.आ.		हे.आ.	हे.आ.		
							कोटकडे								
							कोटकडे								

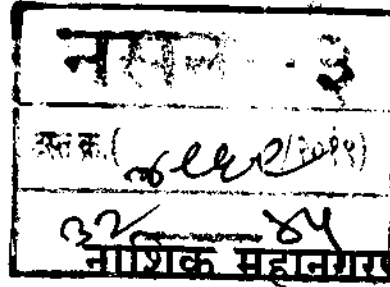
अस्तस्य प्रमाणं ननु कल तस्यास ता.

117 JUN 2019

तलाठी अंशु खुरद
ता. जि. नशिक

तालुका अध्यक्ष खुर्द
ता. जि. नाशिक





इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No.

23132 (पूर्ण/भूमिगतः)

जावक क्र./नविचि/23932/209e
दिनांक : 28/04/209e

श्री./श्रीमती म. गणराज असोसिएट्स प्रागैदरी नमच्या नर्दे प्रागैरात. मनोज कुंवरनाथ स्विकार.
पं. क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : अंण्ड वजन काट्याच्या मागे अंण्ड शिवाय. नाशिक
आपला लार्ज क्रमांक की-2/12 रोजी 08/09/209L

व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं.

महाशय,

दाखला देण्यात येतो की, अंण्ड शिवारातील/सि.स.नं., स.नं. गट नं. 244+245/9

प्लॉट नं. 01 अं.भू. क्र. — मधील इमारतीच्या मजमनाला + वसहामजना

मजल्याचे इकडील बांधकाम परवानगी क्र. की-2/130/90089 दिनांक 93/03/209L अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. निमिन कुटे रजिस्ट्रेशन क्र.

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

- 1) एकुण बांधकाम क्षेत्र 2616.11 चौ.मी. या पैकी निवासी 2809.94 निवासेतर 944.23 चौ.मी.
- 2) एकुण चटई क्षेत्र 2898.88 चौ.मी. या पैकी निवासी 2284.38 निवासेतर 988.44 चौ.मी.
- 3) एकुण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — चौ.मी.

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

2) अभिगमन विभागाचा अंतिम दाखला क्रमांक मल्ल/नर/15/11/मो/02/2019 अ + 08/05/2019

3) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

4) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

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

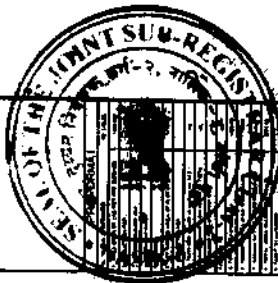
6) बांधकाम किंमती क्र. 53048/- पाने 00/182 दि. 9/11/09 एडि मिमिम चार्जेस
314290/- पाने 02/180L दि. 9/11/09 वसेस चार्जेस क्र. 030288/- पाने 00/
022E दि. 9/11/09 व फीथिअर क्र. 90420/- व वापरणी बंद पोलीस
क्र. 01000/- पाने 03/022E दि. 22/04/09 अन्वये झाले आहे.

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक

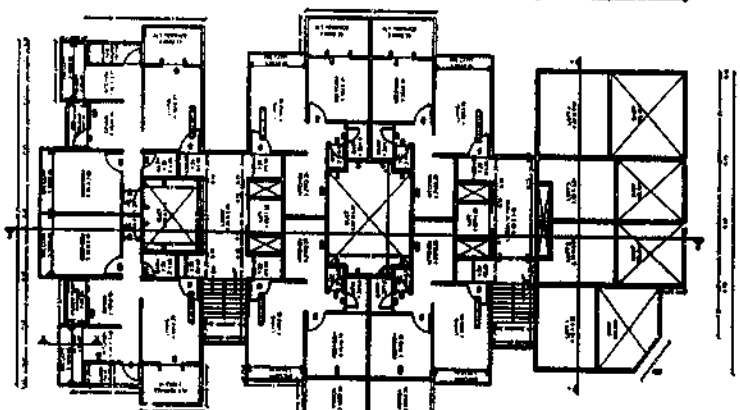
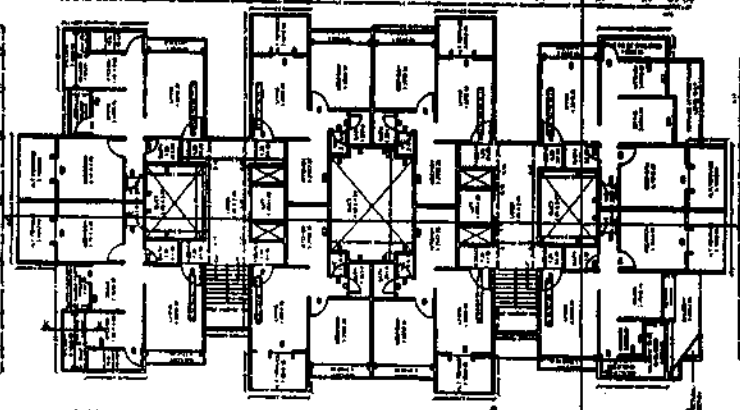
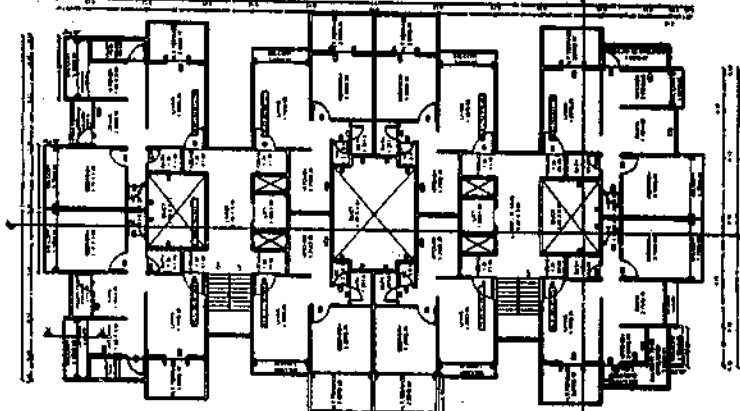
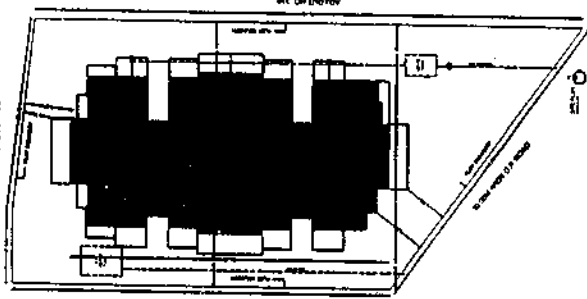
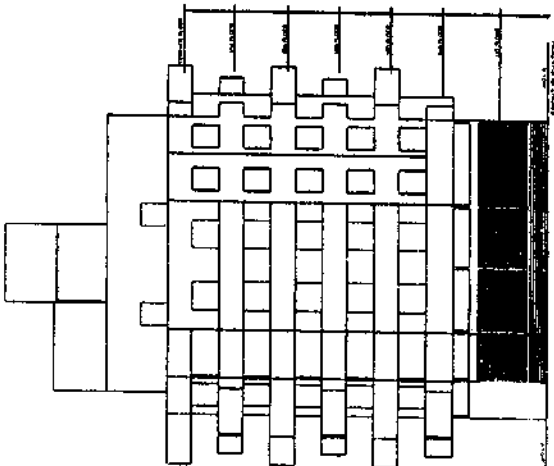
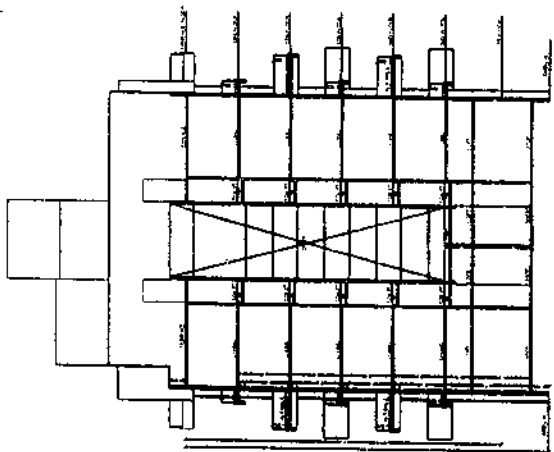
नमन-३

सक. (२००९)

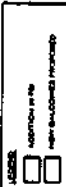
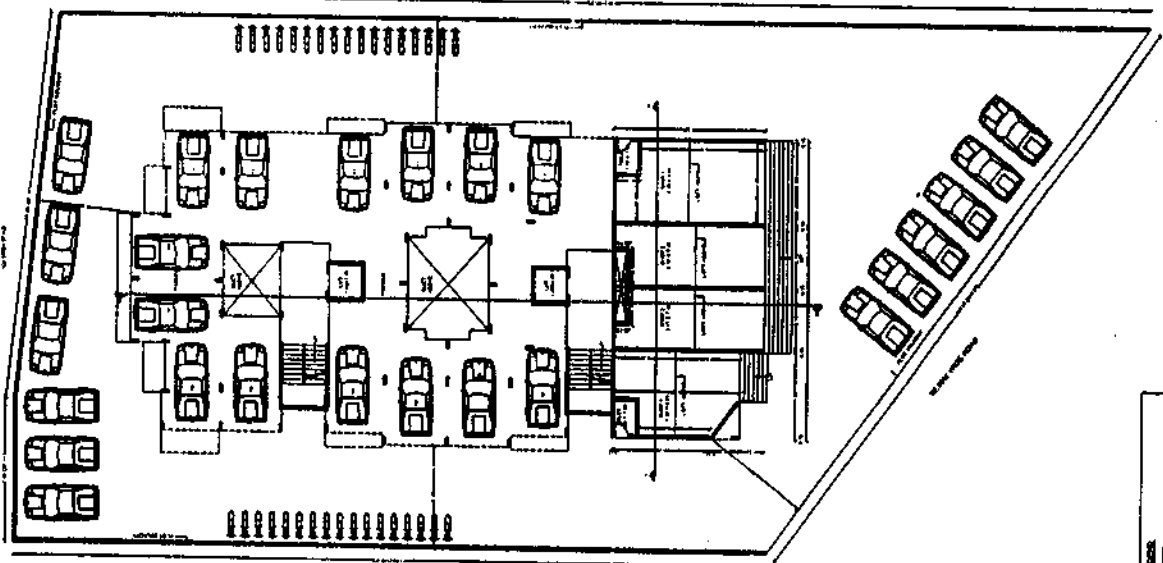
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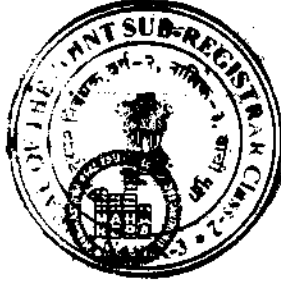
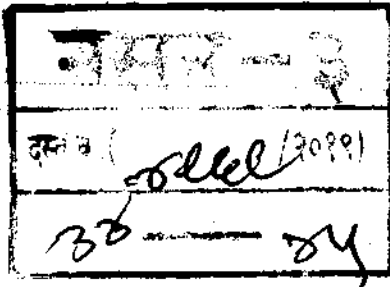


Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	Ground Floor	10000	10000	
2	First Floor	10000	10000	
3	Second Floor	10000	10000	
4	Third Floor	10000	10000	
5	Fourth Floor	10000	10000	
6	Fifth Floor	10000	10000	
7	Sixth Floor	10000	10000	
8	Seventh Floor	10000	10000	
9	Eighth Floor	10000	10000	
10	Ninth Floor	10000	10000	
11	Tenth Floor	10000	10000	
12	Eleventh Floor	10000	10000	
13	Twelfth Floor	10000	10000	
14	Thirteenth Floor	10000	10000	
15	Fourteenth Floor	10000	10000	
16	Fifteenth Floor	10000	10000	
17	Sixteenth Floor	10000	10000	
18	Seventeenth Floor	10000	10000	
19	Eighteenth Floor	10000	10000	
20	Nineteenth Floor	10000	10000	
21	Twentieth Floor	10000	10000	
22	Twenty-first Floor	10000	10000	
23	Twenty-second Floor	10000	10000	
24	Twenty-third Floor	10000	10000	
25	Twenty-fourth Floor	10000	10000	
26	Twenty-fifth Floor	10000	10000	
27	Twenty-sixth Floor	10000	10000	
28	Twenty-seventh Floor	10000	10000	
29	Twenty-eighth Floor	10000	10000	
30	Twenty-ninth Floor	10000	10000	
31	Thirtieth Floor	10000	10000	
32	Thirty-first Floor	10000	10000	
33	Thirty-second Floor	10000	10000	
34	Thirty-third Floor	10000	10000	
35	Thirty-fourth Floor	10000	10000	
36	Thirty-fifth Floor	10000	10000	
37	Thirty-sixth Floor	10000	10000	
38	Thirty-seventh Floor	10000	10000	
39	Thirty-eighth Floor	10000	10000	
40	Thirty-ninth Floor	10000	10000	
41	Fortieth Floor	10000	10000	
42	Forty-first Floor	10000	10000	
43	Forty-second Floor	10000	10000	
44	Forty-third Floor	10000	10000	
45	Forty-fourth Floor	10000	10000	
46	Forty-fifth Floor	10000	10000	
47	Forty-sixth Floor	10000	10000	
48	Forty-seventh Floor	10000	10000	
49	Forty-eighth Floor	10000	10000	
50	Forty-ninth Floor	10000	10000	
51	Fiftieth Floor	10000	10000	
52	Fifty-first Floor	10000	10000	
53	Fifty-second Floor	10000	10000	
54	Fifty-third Floor	10000	10000	
55	Fifty-fourth Floor	10000	10000	
56	Fifty-fifth Floor	10000	10000	
57	Fifty-sixth Floor	10000	10000	
58	Fifty-seventh Floor	10000	10000	
59	Fifty-eighth Floor	10000	10000	
60	Fifty-ninth Floor	10000	10000	
61	Sixtieth Floor	10000	10000	
62	Sixty-first Floor	10000	10000	
63	Sixty-second Floor	10000	10000	
64	Sixty-third Floor	10000	10000	
65	Sixty-fourth Floor	10000	10000	
66	Sixty-fifth Floor	10000	10000	
67	Sixty-sixth Floor	10000	10000	
68	Sixty-seventh Floor	10000	10000	
69	Sixty-eighth Floor	10000	10000	
70	Sixty-ninth Floor	10000	10000	
71	Seventieth Floor	10000	10000	
72	Seventy-first Floor	10000	10000	
73	Seventy-second Floor	10000	10000	
74	Seventy-third Floor	10000	10000	
75	Seventy-fourth Floor	10000	10000	
76	Seventy-fifth Floor	10000	10000	
77	Seventy-sixth Floor	10000	10000	
78	Seventy-seventh Floor	10000	10000	
79	Seventy-eighth Floor	10000	10000	
80	Seventy-ninth Floor	10000	10000	
81	Eightieth Floor	10000	10000	
82	Eighty-first Floor	10000	10000	
83	Eighty-second Floor	10000	10000	
84	Eighty-third Floor	10000	10000	
85	Eighty-fourth Floor	10000	10000	
86	Eighty-fifth Floor	10000	10000	
87	Eighty-sixth Floor	10000	10000	
88	Eighty-seventh Floor	10000	10000	
89	Eighty-eighth Floor	10000	10000	
90	Eighty-ninth Floor	10000	10000	
91	Ninetieth Floor	10000	10000	
92	Ninety-first Floor	10000	10000	
93	Ninety-second Floor	10000	10000	
94	Ninety-third Floor	10000	10000	
95	Ninety-fourth Floor	10000	10000	
96	Ninety-fifth Floor	10000	10000	
97	Ninety-sixth Floor	10000	10000	
98	Ninety-seventh Floor	10000	10000	
99	Ninety-eighth Floor	10000	10000	
100	Ninety-ninth Floor	10000	10000	
101	Hundredth Floor	10000	10000	



Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	Ground Floor	10000	10000	
2	First Floor	10000	10000	
3	Second Floor	10000	10000	
4	Third Floor	10000	10000	
5	Fourth Floor	10000	10000	
6	Fifth Floor	10000	10000	
7	Sixth Floor	10000	10000	
8	Seventh Floor	10000	10000	
9	Eighth Floor	10000	10000	
10	Ninth Floor	10000	10000	
11	Tenth Floor	10000	10000	
12	Eleventh Floor	10000	10000	
13	Twelfth Floor	10000	10000	
14	Thirteenth Floor	10000	10000	
15	Fourteenth Floor	10000	10000	
16	Fifteenth Floor	10000	10000	
17	Sixteenth Floor	10000	10000	
18	Seventeenth Floor	10000	10000	
19	Eighteenth Floor	10000	10000	
20	Nineteenth Floor	10000	10000	
21	Twentieth Floor	10000	10000	
22	Twenty-first Floor	10000	10000	
23	Twenty-second Floor	10000	10000	
24	Twenty-third Floor	10000	10000	
25	Twenty-fourth Floor	10000	10000	
26	Twenty-fifth Floor	10000	10000	
27	Twenty-sixth Floor	10000	10000	
28	Twenty-seventh Floor	10000	10000	
29	Twenty-eighth Floor	10000	10000	
30	Twenty-ninth Floor	10000	10000	
31	Thirtieth Floor	10000	10000	
32	Thirty-first Floor	10000	10000	
33	Thirty-second Floor	10000	10000	
34	Thirty-third Floor	10000	10000	
35	Thirty-fourth Floor	10000	10000	
36	Thirty-fifth Floor	10000	10000	
37	Thirty-sixth Floor	10000	10000	
38	Thirty-seventh Floor	10000	10000	
39	Thirty-eighth Floor	10000	10000	
40	Thirty-ninth Floor	10000	10000	
41	Fortieth Floor	10000	10000	
42	Forty-first Floor	10000	10000	
43	Forty-second Floor	10000	10000	
44	Forty-third Floor	10000	10000	
45	Forty-fourth Floor	10000	10000	
46	Forty-fifth Floor	10000	10000	
47	Forty-sixth Floor	10000	10000	
48	Forty-seventh Floor	10000	10000	
49	Forty-eighth Floor	10000	10000	
50	Forty-ninth Floor	10000	10000	
51	Fiftieth Floor	10000	10000	
52	Fifty-first Floor	10000	10000	
53	Fifty-second Floor	10000	10000	
54	Fifty-third Floor	10000	10000	
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56	Fifty-fifth Floor	10000	10000	
57	Fifty-sixth Floor	10000	10000	
58	Fifty-seventh Floor	10000	10000	
59	Fifty-eighth Floor	10000	10000	
60	Fifty-ninth Floor	10000	10000	
61	Sixtieth Floor	10000	10000	
62	Sixty-first Floor	10000	10000	
63	Sixty-second Floor	10000	10000	
64	Sixty-third Floor	10000	10000	
65	Sixty-fourth Floor	10000	10000	
66	Sixty-fifth Floor	10000	10000	
67	Sixty-sixth Floor	10000	10000	
68	Sixty-seventh Floor	10000	10000	
69	Sixty-eighth Floor	10000	10000	
70	Sixty-ninth Floor	10000	10000	
71	Seventieth Floor	10000	10000	
72	Seventy-first Floor	10000	10000	
73	Seventy-second Floor	10000	10000	
74	Seventy-third Floor	10000	10000	
75	Seventy-fourth Floor	10000	10000	
76	Seventy-fifth Floor	10000	10000	
77	Seventy-sixth Floor	10000	10000	
78	Seventy-seventh Floor	10000	10000	
79	Seventy-eighth Floor	10000	10000	
80	Seventy-ninth Floor	10000	10000	
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85	Eighty-fourth Floor	10000	10000	
86	Eighty-fifth Floor	10000	10000	
87	Eighty-sixth Floor	10000	10000	
88	Eighty-seventh Floor	10000	10000	
89	Eighty-eighth Floor	10000	10000	
90	Eighty-ninth Floor	10000	10000	
91	Ninetieth Floor	10000	10000	
92	Ninety-first Floor	10000	10000	
93	Ninety-second Floor	10000	10000	
94	Ninety-third Floor	10000	10000	
95	Ninety-fourth Floor	10000	10000	
96	Ninety-fifth Floor	10000	10000	
97	Ninety-sixth Floor	10000	10000	
98	Ninety-seventh Floor	10000	10000	
99	Ninety-eighth Floor	10000	10000	
100	Ninety-ninth Floor	10000	10000	
101	Hundredth Floor	10000	10000	





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51600014622**

Project: New Castle, Plot Bearing / CTS / Survey / Final Plot No.: 818/1/1/1/818/2/818/B, PLOT NO 3 at Nashik, Nashik, Nashik, 422011;

1. **Mahalaxmi Estates** having its registered office / principal place of business at *Tehsil: Nashik, District: Nashik, Pin: 422002.*

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 15/12/2017 and ending with 30/09/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

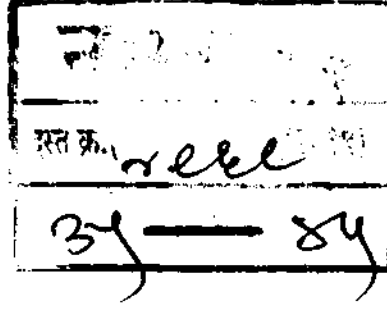
Signature valid



Dated: 15/12/2017

Place: Mumbai

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



340/1347 पावती Original/Duplicate
Friday, February 22, 2019 नोंदणी क्र.: 39म
4:20 PM Regn.: 39M

पावती क्र.: 1582 दिनांक: 22/02/2019

गावाचे नाव: नाशिक शहर
दस्तऐवजाचा अनुक्रमांक: नसत3-1347-2019
दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ जेअरनी
सादर करणाऱ्याचे नाव: 1. मनोज झुंबरलाल खिंबसरा - -

नोंदणी फी ₹. 100.00
दस्त हाताळणी फी ₹. 160.00
पृष्ठांची संख्या: 8

एकूण: ₹. 260.00

आपणास भूळ दस्त, वॉबनेल प्रिंट, सूची-२ अंदाजे
4:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

बाजार मूल्य: ₹. 1/-
मोबदला ₹. 0/-
मरतेले मुद्रांक शुल्क: ₹. 500/-

सद. कुटुंब निबंधक वर्ग-२
नाशिक-३

1) देयकाचा प्रकार: eChallan रकम: ₹. 100/-
सीडी/घनादेशा/पे ऑर्डर क्रमांक: MH0122544032C 1819E दिनांक: 22/02/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रकम: ₹. 160/-
सीडी/घनादेशा/पे ऑर्डर क्रमांक: 2202201906654 दिनांक: 22/02/2019
बँकेचे नाव व पत्ता:

मुळ दस्त परत केल्या
व सही घेतली.

नसना-३

दस्तावेज क्र. (१३४७ / २०१९)

१ — ८



CHALLAN
MTR Form Number-6



GRN	MH012254403201819E	BARCODE	Date		22/02/2019-13:38:13	Form ID	48(1)
Department		Inspector General Of Registration		Payer Details			
Stamp Duty		Type of Payment		Registration Fee		TAX ID (If Any)	
Office Name		NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name		Manoj Zumbardai Khilvasara And Other	
Location		NASHIK		Flat/Block No.		Nashik	
Year		2018-2019 One Time		Premises/Building		Nashik	
Account Head Details		Amount In Rs.		Road/Street		Nashik	
0030046401 Stamp Duty		500.00		Area/Locality		Nashik	
0030063301 Registration Fee		100.00		Town/City/District		Nashik	
				PIN		4 2 2 0 0 1	
				Remarks (If Any)			
				SecondPartyName=Ajit Kantilal Lalwani-			
Total		600.00		Amount In		Six Hundred Rupees Only	
				Words			
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref. No.		02300042019022236045 190533428698	
Cheque/DD No.		Bank Date		RBI Date		22/02/2019-13:39:16 Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
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 चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करण्याच्या दस्तावेजासाठी लागू आहे. नोंदणी न करण्याच्या दस्तावेजासाठी सदर चालन लागू नाही.

Mobile No. : 8007075055

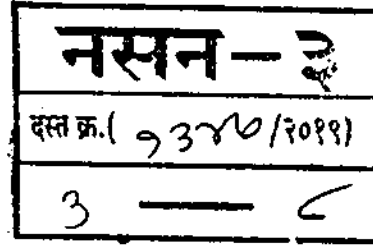
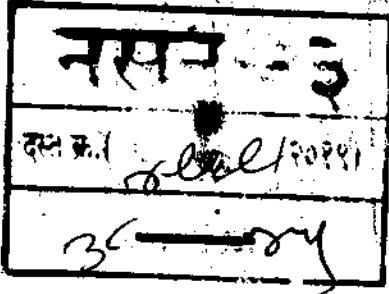
नसम-३
दस्ता क्र. (१०११/२०१९)
३०-४



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2202201906654	Date 22/02/2019
Received from Manoj Zumbalal Khivasara And Other, Mobile number 8007075055, an amount of Rs.160/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name MAHS	Date 22/02/2019
Bank CIN 10004152019022205702	REF No. 003820427
This is computer generated receipt, hence no signature is required.	

नसम-३
दस्ता क्र. (१३४०/२०१९)
२-८





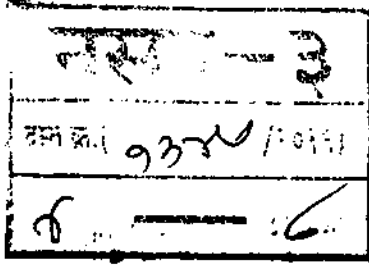
SPECIAL POWER OF ATTORNEY

THIS SPECIAL POWER OF ATTORNEY is made and executed at Nashik on this 22nd day of FEBRUARY 2019

WE, [1] MANOJ ZUMBARLAL KHIVASARA, Age 50 Years, Occupation Business, PAN AFHPK 3331 E, AADHAR NO. 8393 5673 7529 R/o. Plot No. 3, Mann Bungalow, Chopda Estate, Behind Chopda Lawns, Off Gangapur Road, Nashik 422 013, [2] SHRENIK SHASHIKANT SURANA, Age 40 Years, Occupation Business, PAN ABLPS 6829 F, AADHAR NO. 7004 6920 4910, R/o. 546, Bhagwan Mahavir Path, Manmad, Nashik 423 104, do hereby send greetings:

WHEREAS we both are partners in different partnership firm as well as we are karta of our HUF and as partners of the firms and karta of HUF and Director of Private Limited Company we have business of building construction and Land development and for that purpose being partners as well as karta of HUF and Director of Private Limited Company, we have to sign, execute and register the agreement of sale, sale deed, declaration of apartment, deed of apartment correction deed, confirmation deed, supplementary agreement/deed for sell of the constructed premises and in individual capacity as well as karta of HUF, shall sign and execute the said documents but due to other business activities it is not possible for us to remain present for registration of the said documents and for that purpose we do hereby appoint, nominate and constitute **MR. AJIT KANTILAL LALWANI**, Age 57 Years, Occupation Service, R/o. 399, Bhagwan Mahavir Path, Manmad, Dist. Nashik 423 104, PAN ABDPL 2304 E, AADHAR NO. 4468 0042 9149, as special power of attorney to do severally the following acts, deeds and things for us and on our behalf to do the following acts, deeds and things.

- (1) To present the Agreement of Sale, final conveyance, Deed of Apartment, Declaration of Apartment, Sale Deed, Correction Deeds, Cancellation Agreement/ Deed, confirmation deed, Supplementary Agreements, Supplementary Deed, MOU, signed and executed by us in the individual capacity as well as partner and karta of HUF and Director of Private Limited Company for registration of the same at



(2) To sign the registration book and do all such other acts, deeds and things as may be required for registration in the office of Sub Registrar, Nashik, as my power of attorney.



1. ~~Asad~~
Asad

2. प्रकाश
(प्रकाश कूक मण्डल)

gpa-spegpa-mahalaxmi

भारत सरकार
GOVERNMENT OF INDIA

अजित कान्तील ललवानी
Ajit Kantil Lalwani
जन्म तिथि/DOB: 02/06/1962
पुरुष / MALE

4468 0042 9149

भारत सरकार
GOVERNMENT OF INDIA

पता:
S/O कान्तील कचरदास ललवानी, 399, भागवान महावीर
पथ, सराफ बाजार, नासिक,
महाराष्ट्र - 423104

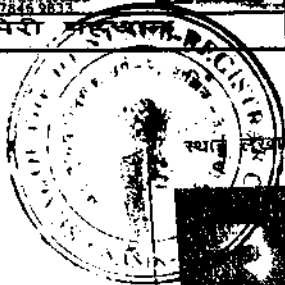
Address:
S/O Kantil Kachardas Lalwani, 399,
Bhagwan Mahaveer Path, Saraf Bajar,
Nashik, Maharashtra - 423104

4468 0042 9149

नसम-3

दस्त क्र. (8888/1999)

80-84



/PERMANENT ACCOUNT NUMBER
ABDPL2304E

नाम /NAME
AJIT KANTIL LALWANI

पिता का नाम /FATHER'S NAME
KANTIL KACHARDAS LALWANI

जन्म तिथि /DATE OF BIRTH
02-06-1962

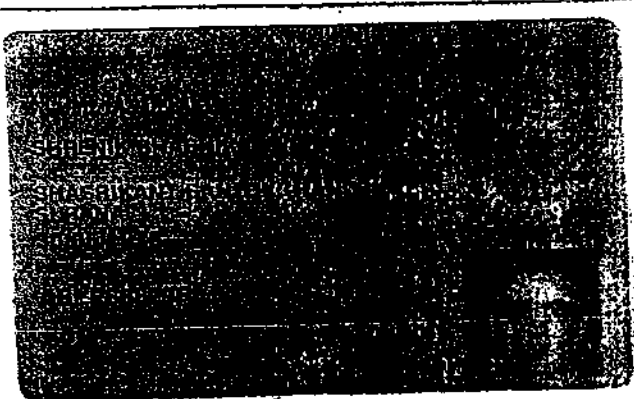
/SIGNATURE

आयकर आयुक्त, नासिक
COMMISSIONER OF INCOME-TAX, NASIK

नसम-3

दस्त क्र. (9330/2089)

4-5



भारत सरकार
GOVERNMENT OF INDIA

पंक्ति: शशिकांत सुरणा
Shrenik Shashikant Surana
जन्म वर्ष / Year of Birth : 1978
पुरुष / Male

7004 6920 4910

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मनोज झुंबरलाल खिवसरा
Manoj Zumbarlal Khivasara
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male

8393 5673 7529

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मनोज झुंबरलाल खिवसरा
MANOJ ZUMBARLAL KHIVASARA
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male

8393 5673 7529

नसम-३
दस्तावेज क्र. (७७७७७७७७)
७७ — ७७



घोषणापत्र/सपथपत्र

दस्तावेज क्र. (७७७७७७७७) / १०९९

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१९ 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 अस्तित्वात 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 बाधीत 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/सपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार...

लिहून घेणार...



340/1347

शुक्रवार, 22 फेब्रुवारी 2019 4:21 म.नं.

दस्त गोपबारा भाग-1

नसम3
दस्त क्रमांक: 1347/2019

दस्त क्रमांक: नसम3 /1347/2019

वज्जार मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

द. नि. सह. दु. नि. नसम3 यांचे कार्यालयात

अ. क्र. 1347 वर दि.22-02-2019

रोजी 4:23 म.नं. वा. हजर केला.

पावती:1582

पावती दिनांक: 22/02/2019

सादरकरणाचे नाव: 1. मनोज सुंदरलाल शिंदेसरा - -

मोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 160.00

पृष्ठांची संख्या: 8

एकुण: 260.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: स्पेशल पॉवर ऑफ अटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असतो त्यामुळे कोणतीही स्वावर मोसवता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 22 / 02 / 2019 04 : 23 : 21 PM ची वेळ: (सदरीकरण)

शिक्का क्र. 2 22 / 02 / 2019 04 : 24 : 18 PM ची वेळ: (फी)





22/02/2019 4 25:17 PM

दस्तावेज प्रकाश-2

नसम3

दस्तावेज क्रमांक:1347/2019

दस्तावेज क्रमांक: नसम3/1347/2019

दस्तावेज प्रकार: स्पेशल पॉवर ऑफ अटॉर्नी

- अनु क्र. पञ्चकाराचे नाव व पत्ता
- 1 नाव: श्री. अजित कांतीलाल ललबाणी -
पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0,
रोड नं: 399, भगवान महावीर पथ, मनसाड, जि. नासिक,
महाराष्ट्र, शास: ई.क.
पॅन नंबर: ABDPL2304E
 - 2 नाव: 1. मनोज सुंदरलाल खिंबरा -
पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0,
रोड नं: प्लॉट नं. 3, चोपडा इस्टेट, गंगापूर रोड, नासिक,
महाराष्ट्र, शास: ई.क.
पॅन नंबर: AFHPK3331E
 - 3 नाव: 2. शेणिक शशिकांत मुराणा -
पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0,
रोड नं: 546, भगवान महावीर पथ, मनसाड, नासिक, महाराष्ट्र,
शास: ई.क.
पॅन नंबर: ABPS6829E

पञ्चकाराचा प्रकार
पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 57
स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



कुलमुद्रास्थार देणार
वय :- 50
स्वाक्षरी:-



कुलमुद्रास्थार देणार
वय :- 40
स्वाक्षरी:-



वरील दस्तऐवज करून देणार त्यासाठी स्पेशल पॉवर ऑफ अटॉर्नी या दस्तऐवज केल्या जात आहेत. कसुल करतात.

ओळख:-

खालील दस्तम अने निवेदीत करतात की ते दस्तऐवज करून देण्याबाबत जाहीर ओळख पटवितात

- अनु क्र. पञ्चकाराचे नाव व पत्ता
- 1 नाव: श्री. अशोक निवेदीत कामोदे
वय: 39
पत्ता: विमेलका, कॉलेजरोड, नासिक
पिन कोड: 422005

छायाचित्र

अंगठ्याचा ठसा



- 2 नाव: दिलीप भिकाजी सोनवणे -
वय: 57
पत्ता: 88000
पिन कोड: 422001

स्वाक्षरी

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 22 / 02 / 2019 04 : 29 : 46 PM

शिक्का क्र.5 ची वेळ: 22 / 02 / 2019 04 : 29 : 52 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Nashik-3

EPayment Details.

sr.	Epayment Number
1	2202201906654
2	MH012254403201819E

Defacement Number नासिक-3.
2202201906654D
00068211

प्रमाणित करण्यात येते की,
या दस्तऐवजमध्ये एकूण पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२

नासिक-३.

पुस्तक क्रमांक १, क्रमांक

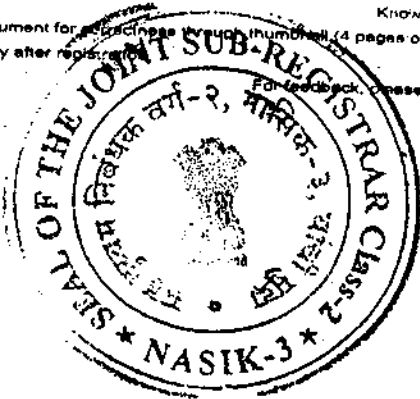
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1347 /2019

दिनांक 22 एप्रिल 2019

सह. दुय्यम निबंधक वर्ग-२
नासिक-३.

340/4969

शुक्रवार, 26 जुलै 2019 3:49 म.नं.

दस्त गोषवारा भाग-1

नसन3

दस्त क्रमांक: 4969/2019

दस्त क्रमांक: नसन3 /4969/2019

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भगलेले मुद्रांक शुल्क: रु. 100/-

दु. नि. सह. दु. नि. नसन3 यांचे कार्यालयात

अ. क्र. 4969 वर दि. 26-07-2019

गेजी 3:48 म.नं. वा. हजर केला.

पावती: 5951

पावती दिनांक: 26/07/2019

सादरकरणाचे नाव: 1. मे. गणराज असोसिएट्स तर्फे
भागिदार श्री. मनोज शंबरलाल खिंवरसरा - यांचे वि.मु. श्री.
अजित कांतीलाल ललवाणी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पाने फी रु. 100/-

एकूण रु. 6032 ने वसूल.

एकूण: 900.00

Joint Sub Registrar Nashik3

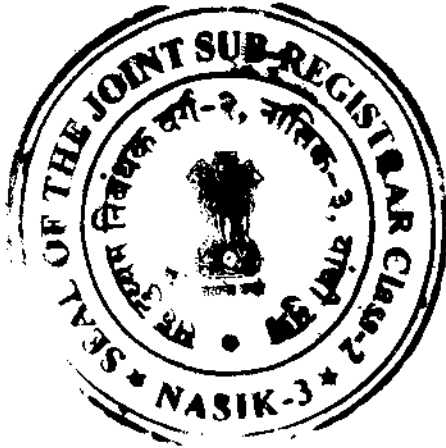
Joint Sub Registrar Nashik3

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्रा क्र. 1 26 / 07 / 2019 03 : 48 : 24 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 26 / 07 / 2019 03 : 49 : 33 PM ची वेळ: (फी)





26/07/2019 3 48:49 PM

दस्त गोपवारा भाग-2

नसमन3 85185

दस्त क्रमांक:4969/2019

दस्त क्रमांक :नसमन3/4969/2019

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:1. मे. गणराज असोसिएट्स तर्फे भागिदार श्री. मनोज झुंबरलाल खिंबसरा - यांचे वि.मु. श्री. अजित कांतीलाल ललवाणी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: अगोरा कॉम्प्लेक्स,कॅनडा कॉर्नर,नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर:AAMFG7400N	लिहून देणार वय :-50 स्वाक्षरी:- 		
2	नाव:2. श्री. श्रेणिक शशिकान्त गुराणा यांचे वि.मु. श्री. अजित कांतीलाल ललवाणी - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: अगोरा कॉम्प्लेक्स,कॅनडा कॉर्नर,नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर:AAMFG7400N	लिहून देणार वय :-50 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:26 / 07 / 2019 03 : 50 : 43 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक सुकदेव कासोदे वय:38 पत्ता:नाशिक पिन कोड:422005		
2	नाव:अॅड तुंगार गुरुनानम पटेल - - वय:33 पत्ता:Nashik पिन कोड:422001		

शिका क्र.4 ची वेळ:26 / 07 / 2019 03 : 52 : 02 PM

शिका क्र.5 ची वेळ:26 / 07 / 2019 03 : 52 : 05 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik-3

EPayment Details.

sr.	Epayment Number
1	MH004441204201920E
2	2507201905151

Defacement Number
00023533
2507201905151D

प्रमाणित करण्यात येते की,

या दस्तावेज्ये स्कॅन ... पाने आहेत.

सह. दुर्ययम शिबंतक वर्ग-२
नाशिक-३.

पुस्तक क्रमांक १, क्रमांक

... पर नोंदला.
... माहे जुलै २०१९

4969 / 2019

सह. दुर्ययम शिबंतक वर्ग-२
नाशिक-३.

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