Sparsh

૪૯૭૭
૨૪/૧૧/૨૦૧૧

M.T.KULKARNI

9420891940 & 9767655008

MR.MADHUBHAI BABUBHAI KOTHIYA

"SHIVALIK SPARASH APARTMENT "

DECLARATION DEED OF APARTMENT

MT

3.0.4911 | पावती | Original/Duplicate

Thursday,July 25 ,2019 | नोंदणी क्र. :39म

12:50 PM | Regn.:39M

पावती क्र.: 5888 दिनांक: 25/07/2019

गावाचे नाव: पाथर्डी

दस्तऐवजाचा अनुक्रमांक: नसन3-4911-2019

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: श्री. मधुभाई बाबुभाई कोठीया - -

नोंदणी फी	रु. 200.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:09 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

नाशिक - ३

बाजार मुल्य: रु.1 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004030361201920E दिनांक: 25/07/2019

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1607201901307 दिनांक: 25/07/2019

बँकेचे नाव व पत्ता:

[illegible]

Index-2(सूची - २)

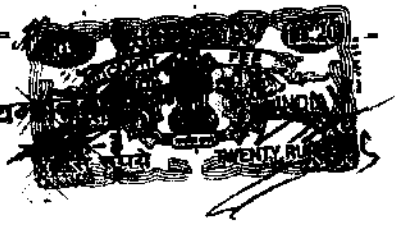
MT

25/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3
दस्त क्रमांक : 4911/2019
नोंदणी :
Regn:63m

गावाचे नाव : **पाथर्डी**



(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे पाथर्डी सर्व्हे नंबर 330/1 ते 7/2/3 यांसी प्लॉट नंबर 16/17/18/19 यांसी एकूण क्षेत्र 1126.50 चौ.मी. पैकी पश्चिम दिशेकडील क्षेत्र 459.00 चौ.मी वरील शिवालीक स्पर्श अपार्टमेंट मधील दुकान व सदनिकांचे घोषणापत्र((Survey Number : 330/1 ते 7/2/3 ; Plot Number : 18+19 ;))
(5) क्षेत्रफळ	1) 510.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. मधुभाई बाबुभाई कोठीया - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एएसए 35 श्रीकृष्णकृपा अश्विननगर सिडको नासिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-AGDPK8211A 2): नाव:-संमती देणार मोनीका कन्स्ट्रक्शन तर्फे प्रो.प्र. जगदीश बाबुभाई कोठीया - - वय:-48; पत्ता:--, -, -, -, ए एस ई ओंकार बंगलो अश्विन नगर सिडको नाशिक , कीड्कॉ कॉलनी (णाम:ईक्ष) , MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/07/2019
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2019
(11)अनुक्रमांक,खंड व पृष्ठ	4911/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	

सूची क्र.II
नोंदणी नंतरची प्रथम प्रत
अस्सल वरहुकुम नक्कल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही

दस्तऐवज प्रकारानुसार निवडलेला पर्याय:

Affidavit

SEAL OF THE JOINT SUB REGISTRAR CLASS-2 ★ NASIK-3 ★

CHALLAN
MTR Form Number-6

GRN MH004030361201920E	BARCODE	Date 16/07/2019-10:28:58	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	MADHUBHAI BABUBHAI KOTHIYA
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	330/1 TO 7/2/3
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	SHIVALIK SPARSH APARTMENT
0030063301 Registration Fee	100.00	Area/Locality	PATHARDI NASHIK
		Town/City/District	
		PIN	4 2 2 0 0 9
		Remarks (If Any)	SecondPartyName=MADHUBHAI BABUBHAI KOTHIYA~
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

नमुना - ३
एस.आर. ४९१ (१९९१)
१ - - - २१

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042019071614976	002085212
Cheque/DD No.		Bank Date	RBI Date	16/07/2019-10:29:58	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9767655008

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Print Date 16-07-2019 10:30:14

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दस्त क्र.(२७९७/२०१९)
२——२५



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1607201901307	**Date**	16/07/2019
Received from shri. madhubhai babubhai kothia - -, Mobile number 9767655008, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registereó (ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.			
Payment Details			
Bank Name	MAHB	**Date**	16/07/2019
Bank CIN	10004152019071601155	REF No.	002484681
This is computer generated receipt, hence no signature is required.			

नसन – ३

दस्त क्र.(८८१ /२०१९)

DECLARATION DEED OF APARTMENT

This Deed of Declaration is made and executed at Nashik on this **16th** day of **JULY** in the Christian year two thousand **NINETEEN**

BETWEEN

MR. MADHUBHAI BABUBHAI KOTHIYA PAN CARD NO.AGDPK8211A Age 52 years, Occu. Business R/at.SSA-35 SHREEKRUSHNA KRUPA ASHWIN NAGAR CIDCO NASHIK 422009 hereinafter referred to as the "**GRANTOR OWNER /DEVELOPER** " (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, its time being partners, their legal heirs, successors, executors, administrators, assigns, etc.) Of the First Part;

AND

MONIKA CONSTRUCTION THROUGH PROPRIETOR MR. JAGDISH BABUBHAI KOTHIYA PAN CARD NO.AGDPK8196J Age 48 years, Occu. Business R/at.ASE-21, ONKAR BUNGALOW ASHWIN NAGAR CIDCO pNASHIK 422009 hereinafter referred to as the " **CONSENTING PARTY** " (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, its time being partners, their legal heirs, successors, executors, administrators, assigns, etc.) Of the other Part;

That the **GRANTOR OWNER / DEVELOPER** is the owner well seized and possessed of and otherwise entitled to all that Non Agricultural property bearing Plot No **16/17/18/19 total admeasuring 1126.50 sq.,mtrs.** from and out of Survey No. **330/1 TO 7/2/3** out of **West side** area admeasuring **459.00 sq.mtrs.**

That as per order of the Collector of Nashik. The said survey No. **330/1 TO 7/2/3** converted non-agricultural tebnuree under the provision of S.44 of Maharashtra Land Revenu Code on MAH/DESK-3/NAP No /618/1989 dt. 02/11/1989 & final layout order issued by Assistant Director Town Planning bearing no Town Planning /Final/83/2433 dt. 22/09/1989

AND WHERAS the **GRANTOR OWNER /DEVELOPER** has Purchased the said Plot No. **18 & 19** admeasuring **510.00** sq.mtrs. from **M. N. PARAKH** & **D.Y . DESHMUKH** vide two different Sale Deeds dtd. **31/12/2010,** which is duly stamped and registered at the office of Joint Sub Registrar Class II Nashik -3 at Document Serial No. **1651/2011 & 1652/2011** on **07/02/2011** Accordingly the names of **GRANTOR OWNER /DEVELOPER** are mutated in the revenue record vide Mutation entry No. **17581**

AND WHEREAS the **CONSENTING PARTY** has Purchased the said Plot NO. **16 & 17** admeasuring **690.00** sq.mtrs from **C. N. PARAKH** & **DILIP J. RACCA** vide two different Sale Deeds dtd. **13/01/2013,** which is duly stamped and registered at the office of Joint Sub Registrar Class II Nashik at Document Serial No. **527/2013 & 528/2013** on **13/01/2013** Accordingly the names of **CONSENTING PARTY** are mutated in the revenue record vide **Mutation entry No. 17581.**

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **Sr. No P51600016159**

AND WHEREAS the Grantor & Consenting party submitted both the plots is approuved and sanctioned by the Nashik Municipal Corporation Nashik for the said project on building to be constructed upon the **said plots** are got prepared and approved by the **Residential & Commercial Units** Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik under Sanction of Building Permit & Commencement Certificate No. LND / B-5/245/8327 dated 08/11/2017 and again the said building plan is revised under No. LND/ BP/B-5/392/17362 dt. 07/03/2018 Asper the said building plan plot No. 16/17/18/19 amalgamated and mutation entery No. **26932** is certified in the record of rights of ths said property. As per the said

Mutation Cess No. of property is numbered as Plot No. No. 16/17/18/19 out of survey No. **330/1 to 7/2/3** total admeasuring **1126.50** sq.mtrs.

The Grantor & Consenting party has appointed Structural Engineer **VIJAYA CONSULTANT MR. ASHOK JAMDAR for the said project.**

That the Grantor Owner/Developer has developed **west** side area admeasuring **459.00** sq.mtrs. out of Plot No. **16/17/18/19** in the name of and style as **Shivalik sparsh** building consisting of **04** shop on ground floor + parking & **first to fourth floor** having total **20** independent residential premises upon the land more particularly described in this deed and consenting party has developed **East** side area admeasuring **667.50** sq.mtrs.out of Plot No. **16/17/18/19** in the name of and style as **Shiv pride** building consisting of **A & B wing Stilt floor to Third floor 24** independent residential premises upon the land more particularly described in this deed

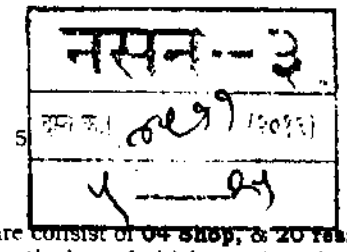
The building plan is approved and sanctioned by the Nashik Municipal Corporation Nashik for the said project on building to be constructed upon the said plots are got prepared and approved by the **Residential & Commercial Units** Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik under Sanction of Building Permit & Commencement Certificate No. LND / B-5/245/8327 dated 08/11/2017 and again the said building plan is revised under No. LND/ BP/B 5/392/17362 dt. 07/03/2018. The Grantor Owner /Developer has constructed the building **Shivalik Sparsh Apartment** as per the sanction building plan and the Nashik Municipal Corporation has issued completion Certificate on Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik, बावक नंबर /नमिपि/ २३१९१/२०१९ दिनांक ०९/०७/२०१९ The building shall be known as **Shivalik Sparsh Apartment** condominium with its postal address Plot No. 16/17/18/19 from and out of Survey No. 330/1 to 7/2/3 admeasuring area **1126.50** sq.mtrs out of admeasuring area **459.00** sq mtrs

That area about **73.50** sq.mtrs. of the plot No. **16/17/18/19** out of said plot was transferred to NMC for widening of road and Mutation Entery No. **26932** is made and certified in the record of the said property.

AND WHERSAS the final convenes /Deed of Apartment of all Apartment holder is to be made, executed and registered by the Grantor owner/Developer in favour of respective Apartment owner and the consenting party herein give his un conditional consent for the same.

AND WHEREAS the said **04 Shop** & **20 flats/** partments are situated on **Ground Floor to Fourth Floor** in **SHIVALIK SPARSH APARTMENT** are capable to be treated as an " Apartment" having all amenities and facilities to be used as an "Independent Individual Unit" with the facility of independent exit and the said constructed units can be considered as "Apartment" as contemplated under the said Act and said rules and the ownership thereof has been transferred to one or more persons, who is entitled to obtain a particular and exclusive property right thereto and each Apartment is immovable property within the meaning of any law for the time being in force in the state. (The Residential Flat/ Apartment shall hereinafter be referred to as the "Family Unit"). The said family units shall have an undivided interest in the General and / or common area of the said plots as listed hereinafter in the Deed, necessary for their adequate use and enjoyment and hereinafter referred to as the "said General and/or common areas & facilities" in accordance with "The Maharashtra Apartment Ownership Act.1970", the said Act and said Rules.

AND WHERAS the "**GRANTOR OWNER /DEVELOPER** "have decided **that the Carpet area** in respect of the constructed **family units** Means the **area of the said premises shall be calculated and measured on the basis of Net Carpet area of the flat [Before Plaster] & Commercial units** shall be **calculated and measured on the basis of Net Carpet area of the Shop [Before Plaster] shall constitute.**



The entire constructed building are consist of **04 shop, & 20 residential family units & Commercial Units** particulars of which are as under-

Shop No	**Area in Square meters**	**Floor**
01	9.00	Ground
02	12.90	Ground
03	10.32	Ground
04	9.00	Ground
Flat No.		
01	35.83	First
02	51.31	First
03	36.73	First
04	37.51	First
05	37.51	First
06	35.83	Second
07	51.31	Second
08	36.73	Second
09	37.51	Second
10	37.51	Second
11	35.83	Third
12	51.31	Third
13	36.73	Third
14	37.51	Third
15	37.51	Third
16	35.83	Fourth
17	51.31	Fourth
18	36.73	Fourth
19	37.51	Fourth
20	37.51	Fourth

AND WHEREAS this Condominium shall be known as **SHIVALIK SPARSH APARTMENT** condominium.

1. The proportionate share in the said General & common area & facilities of each Apartment shall be available to the said Apartment, as described herein and as mentioned in the said plan attached to this Deed of Declaration as Exh. "A".

2. The family & commercial units are described in detail, in the Schedule-II written hereunder, there under enumerating the number of rooms in each family unit and access to it.

3. The measurement of the family unit is based on "Built-up" area calculated by the Grantor Owner/Developer "Built-up" means the net out to out measurement of walls of the family unit, wall thicknesses which is inclusive of balcony, cupboards, passage etc. plus proportionate area of staircase landings etc. common passages plus 1/2 area of attached terraces, if provided.

4. Each unit shall have independent access to the corridor and to its respective floor and/or to the ground.

5. Each unit in the said **SHIVALIK SPARSH APARTMENT** scheme shall have area and shape, as specifically shown in the said building plan,

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दस्त क्र.(८८७१/२०१९)

attached as Exh. "A" to the Deed of Declaration, together with the boundaries thereof.

I) GENERAL COMMON AREAS &FACILITIES:

Following described areas and facilities shall be treated as properties of the family units owners and each unit owner shall have his/her interest and right in said common areas & facilities, proportionate to his/her ownership percentage as described, in detail, hereinafter, the particular of the said common areas and facilities are as under –

a) The common staircase of building shall be used by the member of family units of building in common, corridor or any other access available in the building, which is reasonably required to be used for entering into any family units in said building.

b) The underground water tank, and overhead water tank constructed on the roof of the building for supply of water is common for all units in said building and drainage system thereof along with all fittings of drainage and plumbing thereof.

c) Common plumbing network throughout the said building.

d) Common electric meter and lights thereof fitted in the common staircase portion.

e) The water connection from municipal Corporation main line up to the building.

f) The foundations and main walls, columns, guarders, beams of the building, as described in the said plan attached as Exh. "A". hereto.

g) The Common parking area available in building and terrace on the top of the building shall be used by the member of family units of building in common.

h) One Common Lift with battery backup

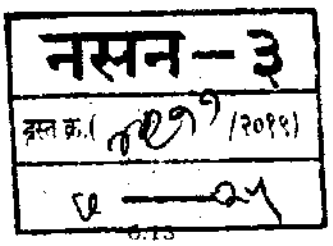
g) The Shop Owner 1 to 4 has allotted common parking in front side of their shop. And the flat owner 1 to 20 has allotted common parking in side building.

II) RESTRICTED AREAS &FACILITIES:

The Grantor owner/Developer declares that the F.S.I. available for the construction is in the ratio of 1:1 for the said plots. The Grantor owner/Developer has utilized the total available F.S.I. of the said plot. In addition to that the Grantor owner/Developer has utilized additional F.S.I. of **223.98 & 668.46 & 12.21 sq.mtrs.** by availing T.D.R. benefits for constructing the building on the said plots.

a) That the right, title and interest of each owner of a family unit located on each floor of the said building in respect of the premises in the said building shall be decided and calculated on the basis of following mentioned percentage of ownership. In case, a decision is required to be taken in respect of any issue relating to the said building, each **family unit & Commercial Units** owner will have the voting right, as per the percentage of voting, as mentioned hereunder.

Shop No	**Area in Square meters**	**0 % of voting rights**
01	9.00	1.07
02	12.90	1.55
03	10.32	1.23
04	9.00	1.07
Flat No.		
01	35.83	4.28
02	51.31	6.13
03	36.73	4.38
04	37.51	4.49
05	37.51	4.49
06	35.83	4.28





07	51.31	6.13
08	36.73	4.38
09	37.51	4.49
10	37.51	4.49
11	35.83	4.28
12	51.31	6.13
13	36.73	4.38
14	37.51	4.49
15	37.51	4.49
16	35.83	4.28
17	51.31	6.13
18	36.73	4.38
19	37.51	4.49
20	37.51	4.49

b) The proportionate representation for voting purposes, as provided hereinabove, may be limited in accordance with the provisions of the bye-laws attached hereto as Exh. B.

c) Areas and facilities, appertaining to the Apartments are not encumbered, in any manner whatsoever, on the date of this declaration.

The said scheme of **SHIVALIK SPARSH APARTMENT** condominium is hereby declared as per the provisions of Maharashtra Apartment Ownership Act 1970. That the interest and title of each family unit owner is described, in detail and the said common areas and facilities are described in detail. In the said scheme for the administration of the **SHIVALIK SPARSH APARTMENT** Bye-laws are provided as per Exh. B.

For the purpose of the stamp duty and Registration fees and for the registration of the Deed of Apartment u/s 13 (5) of the said Act.the value of the **SHIVALIK SPARSH APARTMENT** condominium is distributed as follows :-

a) Land described in para 1 here above is valued as shown in the books of account of the said apartment.

b) Building described in the plan Exh. "A", is valued approx. as shown in the books of account subject to cost of building materials etc. That the said common areas and facilities and/or restricted areas and facilities shall remain undivided and no other owner shall bring any action for partition or division thereof.That the percentage of undivided interest in the said common areas and facilities established herein, shall not be changed, except with the unanimous consent of all the Apartment owners, expressed in an Amendment to this Deed, duly registered.

That the undivided interest in the said common areas & facilities & the restricted areas & facilities shall not be separated from the family unit to which it appertains & shall be deed to be conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.That such Apartment owner shall comply with the provisions of this deed, the bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives & failure to comply with any such provisions, decisions or resolutions, shall be a ground for an action to recover sums, due for damages or for injunctive relief. The Grantor Owner/Developer will be authorized to revise an amend an change the approved building plan in accordance of the rules & regulations of N. M. Corp. & according if found necessary the amendments will be carried in the said Deed of Declaration.

All sums assessed by the Association, but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only:-

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I) Charge, if any on the family unit for payment of Government or Municipal taxes or both and

II) All sums unpaid on a first mortgage of the Apartment.

That if the property subjected to the plan of Apartment ownership, is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment ownership Act 1970. That in a voluntary conveyance of a family unit, the Grantee of the unit shall be jointly and severally liable with the Grantor Owner/Developer for all unpaid assessments by the Association of Apartment owners against the letter of his share of the common expenses up to the time of the grant of conveyance without prejudice to the Grantee's rights to recover from the Grantor Owner/Developer the amounts paid by the Grantee therefore. 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 for the amounts of the unpaid assessments against the grantor due to the association and such Grantee unit be conveyed, subject to a charge for any unpaid assessments made by the Association of Apartment owners against the Grantor Owner Developer in excess of the amount therein, set forth. That as appears above, a plan of Apartment ownership is hereby constituted under the provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT 1970, as so that the family units may be conveyed and registered as individual properties, independent on account of each having its own exist in the building, each family unit owner having an exclusive right, title and interest over his respective family unit & in addition the specified undivided interest in the said General & Common areas & facilities hereinabove mentioned. That all present or future owners, tenants, or any other persons those might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family unit of the building or the more act or occupancy of any of the said units shall signify that the provisions of this Deed are accepted and rectified. The respective family units shall not be rented out or given on leave and license or caretaker basis by the apartment owners thereof for transient or hotel purpose, which shall be defined as rental compensation or compensation for any period less than 30 days or any rental if any the occupants of the family units are provided customary hotel or boarding or loading or paying guest service other than the foregoing obligations, the Apartment owners of the respective family units shall have the absolute right to leave such unit or given on leave &license basis of care taker basis, provided that the said lease or lease &license or caretaker basis is a restriction contained in this declaration and made subject to the covenants and further subject to the bye-laws in Exh. 'B' written hereunder.

That where a family unit is sold by a mortgagee in exercise of his power of sale under an English Mortgage or by a court, in execution of a Decree in a suit brought out by a mortgage against the owner of such a family unit at such sale or his successors or the assigns shall be liable for assessments by the Association, which, becomes due prior to the acquisition of the title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment owners from the filling and claiming charge for such assessments and enforcing the same as provided by law and that such a charge shall be subordinate to such mortgage.



IN WITNESS WHEREOF, theGrantor-Owner/Developer herein, has set and subscribed his hand to these presents on the day, month and year written first hereinabove.

SIGNED & DELIVERED BY THE WITHINNAMED

GRONTOR OWNER/DEVELOPERS

MR. MADHUBHAI BABUBHAI KOTHIYA



SIGNED & DELIVERED BY THE WITHINNAMED

CONSENTING PARTY

MONIKA CONSTRUCTION THROUGH PROPRIETOR

MR. JAGDISH BABUBHAI KOTHIYA

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SCHEDULE OF THE SAID PROPERTY

REFERRED TO ABOVE

All that piece and parcel of land bearing Plot No **16/17/18/19 total admeasuring 1126.50 sq.,mtrs.** from and out of Survey No. **330/1 TO 7/2/3 out of West side** admeasuring area **459.00 sq.mtrs.** lying and being at **PATHARDI** within the limits of Nashik Municipal Corporation, Nashik, and Registration and Sub-Registration District of Nashik, Taluka and District of Nashik, which is bounded as shown below :

On or towards East	: Shivpride Apartment
On or towards West	: 9 mtrs wide Road
On or towards South	: Adj. Plot No. 20 Open Space
On or towards North	: 9 mtrs colony road

All the said property together with all things appurtenant thereto the together with all the rights of easement and access appurtenant thereto.

"SCHEDULE II"

Description of the various family & Commercial units in the **SHIVALIK SPARSH APARTMENT** condominium building is as under:

FAMILY UNIT :- There are **04 Shop, & 20** family units on **Ground Floor + to Fourth Floor** which are numbered as type number one, two." etc. respectively.

COMMERCIAL UNIT NO ONE- It is admeasuring and making a Carpet area **9.00** sq. mtrs specifically known in Exh. "A". of this Deed.

COMMERCIAL UNIT NO.TWO It is admeasuring and making a Carpet area **12.90** sq. mtrs specifically known in Exh. "A". of this Deed.

COMMERCIAL UNIT NO. THREE- It is admeasuring and making a Carpet area **10.32** sq. mtrs specifically known in Exh. "A". of this Deed.

COMMERCIAL UNIT NO.FOUR It is admeasuring and making a Carpet area **9.00** sq. mtrs specifically known in Exh. "A". of this Deed. **along with West side Marginal Open Space**

FAMILY UNIT TYPE NUMBER ONE:- It is admeasuring and making a area of Carpet **35.83 sq.mtrs** & **useable area** of **Open Balcony / utility /Cuboard/ Area 2.40** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER TWO- It is admeasuring and making a area of Carpet **51.31 sq.mtrs** & **useable area** of **Open Balcony / utility /Cuboard/ Area 12.60** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER THREE- It is admeasuring and making a area of Carpet **36.73 sq.mtrs** & **useable area** of **Open Balcony / utility /Cuboard/ Area 4.50** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER FOUR : It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony / utility/ Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER FIVE : It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony / utility /Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER SIX : It is admeasuring and making a area of Carpet **35.83 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 2.40** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER SEVEN: It is admeasuring and making a area of Carpet **51.31 sq.mtrs** & **useable area of Open Balcony /utility/Cuboard/ Area 12.60** sq.mtr specifically known in Exh. "A". of this Deed.

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FAMILY UNIT TYPE NUMBER EIGHT:- It is admeasuring and making a area of Carpet **36.73 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 4.50** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER NINE- It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony /utility /Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER TEN- It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony / utility /Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER ELEVEN : It is admeasuring and making a area of Carpet **35.83 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 2.40** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER TWELVE : It is admeasuring and making a area of Carpet **51.31 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 12.60** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER THIRTEEN : It is admeasuring and making a area of Carpet **36.73 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 4.50** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER FOURTEEN : It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER FIFTEEN:- It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER SIXTEEN- It is admeasuring and making a area of Carpet **35.83 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 2.40** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER SEVENTEEN It is admeasuring and making a area of Carpet **51.31 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 12.60** sq.mtr specifically known in Exh. "A". of this Deed.

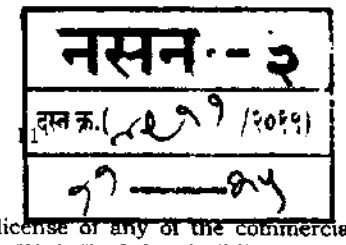
FAMILY UNIT TYPE NUMBER EIGHTEEN: It is admeasuring and making a area of Carpet **36.73 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 4.50** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER NINETEEN : It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

FAMILY UNIT TYPE NUMBER TWENTY : It is admeasuring and making a area of Carpet **37.51 sq.mtrs** & **useable area** of **Open Balcony /utility/Cuboard/ Area 3.00** sq.mtr specifically known in Exh. "A". of this Deed.

BYE-LAWS OF SHIVALIK SPARSH APARTMENT

1. SHORT TITLE AND APPLICATION: -These Bye-laws shall be called the bye-laws of the **SHIVALIK SPARSH APARTMENT** condominium. The provisions of these bye-laws apply to the **SHIVALIK SPARSH APARTMENT** condominium. All the present or future owners, tenants, or their employees or any other person who might use the facilities of the building in any manner, are subject to the regulations set forth in these bye-laws. Mere





Acquisition or rental or taking of license of any of the commercial, 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 shall be completed with.

2. DEFINITION :

I] 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 Apartment owners constituted by such owners for the purpose of administration of the **SHIVALIK SPARSH APARTMENT** condominium.**c]**"Board" means a Board of Managers consisting of five persons, all of whom shall be owners of Apartment in the **SHIVALIK SPARSH APARTMENT** "condominium. D]"Building" means the building located at Plot No **16/17/18/19 total admeasuring 1126.50 sq.,mtrs.** from and out of Survey No. **330/1 TO 7/2/3 out of West side** admeasuring area **459.00 sq.mtrs.** lying and being at **PATHARDI** known as the **SHIVALIK SPARSH APARTMENT** condominium or any part thereof. E]"Declaration" means a Declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in section 2. F]"Majority of Owners" mean those owners holding 51 percent of the votes in accordance with the percentage assigned in the Declaration. G]"Owner" or "Apartment Owner" means a person owing an Apartment in the **SHIVALIK SPARSH APARTMENT** condominium. "Section" means a section of the Act. H]"Unit" means a Family unit, in the **SHIVALIK SPARSH APARTMENT** condominium. I] "Registrar" means the Registrar of co-operative societies.
J]Words expressions used these bye-laws, but not defined herein, shall have the meaning respectively assigned to them in the Act.
3. APARTMENT OWNERSHIP :-The building located on Plot No **16/17/18/19 total admeasuring 1126.50 sq.,mtrs.** from and out of Survey No. **330/1 TO 7/2/3 out of West side** admeasuring area **459.00 sq.mtrs.** lying and being at **PATHARDI** known as the **SHIVALIK SPARSH APARTMENT** condominium or any part thereof is submitted to the provisions of the Act.

4. OBJECTS OF THE ASSOCIATION:

[I]the objects of the Association shall be –

a) to be and to act as the Association of Apartment owners of the building called **SHIVALIK SPARSH APARTMENT** condominium constructed Plot No **16/17/18/19 total admeasuring 1126.50 sq.,mtrs.** from and out of Survey No. **330/1 TO 7/2/3 out of West side** admeasuring area **459.00 sq.mtrs.** lying and being at **PATHARDI** (hereinafter called as the 'said building') who have filed their respective declarations submitting their apartments to the provisions of the act.
b) to invest for deposit moneys ; to provide for the maintenance, repair and replacement of the said common areas and facilities by contribution from the Apartment owners, and if necessary, by raising loans for that purpose; C] to retain and rent or license, if possible, suitable portions of the common areas to outsiders for commercial purposes and to distribute the common profits left after deducting the common expenses amongst the Apartment owners, as common profits or accumulate the same for building up a reserve fund. D] To provide for and do all or any of the matters provided in sub-section (2) of the section 16. E]To advance, with the consent of the Apartment owners, any short term loan to any apartment owners in case of any emergent necessity and to provide for repayment thereof in lump sum or in installments. F] to establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recreate activities for the benefit of the Apartment owners.G] to frame rules, with the approval of the general meeting of the Association and after consulting the competent authority, and may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association.H] To do all things necessary or otherwise provided for their welfare, expedient for the attainment obtain of the objects, specified in these bye-laws.
II] The Association shall not act beyond the scope of its objects, without duly amending the provisions of these bye-laws for the purpose.

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5. MEMBES OF ASSOCIATION:

1) All persons who have purchased apartment in the **SHIVALIK SPARSH APARTMENT** condominium and executed their respective Declaration u/s 5 submitting their apartment to the provisions of the Act. Shall automatically be the members of the association and shall pay the sum of one Rupee as entrance fee and may purchase at least one share of the face-value of Rs. 100/- each. Each apartment owner shall receive a copy of the bye-laws on payment of the Fifty Rupees.

2) Upon any Apartment owners selling his Apartment or absolutely conveying the same by way of gift, under his will or otherwise, the purchaser or done shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of one rupee. The share held by an Apartment owner shall be transferred to the name of such purchaser or done on payment of one rupee to the Association.

3) On the death of an Apartment owner, his Apartment shall be transferred to the person or persons to whom he has bequeathed the same by his will or to the legal representative of his estate and in case he has not made any specific bequest of the Apartment, the name of the legatee or the names of the legal representatives, jointly shall be entered in the Register of Apartment owners maintained by the secretary for the purpose of Administration of the **SHIVALIK SPARSH APARTMENT** condominiums 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 appears first on 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. DISQUALIFICATION: No Apartment owner shall be entitled to vote on the question of election of members of the Board or the President, Secretary, Treasurer or any other office bearer or be entitled to stand for contest election to such office, if he is in arrears of any sum due from him in respect of his contribution for common expenses for more than sixty days on the last day of the year preceding the year in which the elections to the Board would take place.

CHAPTER II

9. VOTING:

Voting shall be on a percentage basis and the percentage of thevote to which the owner is entitled to, 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.

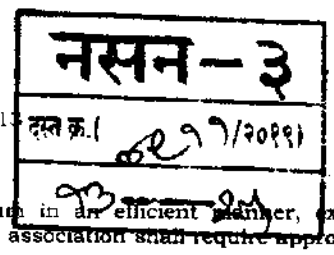
11. VOTES TO BE CAST IN PERSON.

Votes shall be cast in person.

CHAPTER III ADMINISTRATION

12. POWERS & DUTIES OF ASSOCIATION –

The Association will have the responsibility of administrating the **SHIVALIK SPARSH 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 owners, casting votes in persons.

13. PLACE OF MEETINGS: -

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

14. ANNUAL MEETINGS: -

The first annual meeting of the Association shall be held on in the month of June. Thereafter, the annual meeting of the Association shall be held on the 1st Sunday of June of each succeeding year, At such meeting, there shall be elected by bailout of the Apartment owners, a Board of Managers, in accordance with the requirements of bye-laws. 2. 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 a Resolution of the Board or upon a petition signed by majority of the owners and having been presented to the secretary or at the request of the housing commissioner or as the case may be, the Registrar or any officer, duly authorized by him in this behalf official duty authorized by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except, as stated in the notice, without the consent of 4/5th of the owners present in persons.

16. NOTICE OF MEETING: -

It shall be the duty of the secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof, as well as, the time & place where it is to be so held, to each Apartment owner at least two days two days but not more than seven days prior to such meeting. The mailing or sending of a notice in the manner provided in these bye-laws shall be considered as notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner or as the case may be to the Registrar.

17. ADJOURNED MEETING:-

If any meeting ownerscannot be organized because a quorum has not attended, the owners who are present may adjourn the meeting to a time not less than forty eight (48) hours from the time, the original meeting was called for. If at such adjourned meeting also, no quorum is present, the owners present in person, being not less than two, shall form a quorum.

18. ORDER OF BUSINESS: -

The order of business at all meetings of the owners of units shall be as follows: a]Roll call b] Proof of notice of meeting or waiver of Notice. c] Reading of Minutes of proceeding meeting.d] Report of officers.e] Report of the Housing Commissioner or the Registrar or of the Officer duly authorized by them, if present. f] Report of committees. g] Election of Board of Managers. h]Unfinished business, if any. i] New business.j] The members may also transact such other business of the Association, as may properly come before them.

CHAPTER IV BOARD OF MANAGERS

19. MANAGEMENT OF ASSOCIATION:-

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

20. POWERS AND DUTIES OF BOARD-

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as notice. Attendance of by a Manager at any meeting of the Board

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shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and business may be transacted at such meeting.

OTHER DUTIES:

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

a) Care, upkeep and surveillance of the **SHIVALIK SPARSH APARTMENT** areas and facilities and the restricted common areas and facilities, b] Collection of monthly assessment from owners,
c] Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **SHIVALIK SPARSH APARTMENT** condominium, the common areas and facilities, d]To provide for the manner in which the audit and accounts of the Association shall be carried out, e]To inspect the accounts kept by the secretary and/or the Treasurer and examine the F]Registers and Account books and to take steps for the recovery of all the dues to the Association g]To sanction working expenses, count cash balance and deal with other miscellaneous business,h]To see that the cash book is written promptly and is signed daily by one of the members of Board, duly authorized in this behalf, i]To hear and deal with the complaints,

21. APPOINTMENT OF A MANAGER:-The Board may employ for th Association a manager at a compensation so determined by the Board, .. perform such duties and services, as the Board shall authorize, including but not limited to the duties listed in bye-laws.

22. ELECTION AND TERM OF AN OFFICER: -At the first annual general meeting of the Association, the term of office of two managers shall be fixed for three years. The term of office of one manager shall be fixed at one year. At the expiry of the initial term of office of each respective manager, his successors shall be elected to serve a term of three years. The managers shall hold the office until their successors have been elected and hold their first meeting. [If a larger Board is contemplated the terms of office should be established in a similar manner, so that it will expire in different years.]

23. VACANCIES:-Vacancies in the Board caused by any reason other than removal of a Manager by a vote of the Association, shall be filled by vote of majority of the remaining managers, even though they may constitute less than a quorum and each person so elected shall be a manager until a successor is elected at the next annual meeting of the Association.

24. REMOVAL OF MANAGERS :-At any regular or special meeting, duly called, one or more of the managers may be removed with or without cause, by a majority of the Apartment owners and a successor may then and there be elected to fill the vacancy thus created. Any manager, whose removal has been proposed by the owners, shall be given an opportunity to be heard in the meeting.

25. ORGANIZATION OF A MEETING: - The first meeting of the newly elected Board shall be held within 10 days of the election at such place as shall be fixed by the managers at the meeting at which the managers were elected and no notice shall be necessary to the newly elected managers in order to legally constitute such a meeting, provided a majority of the whole Board shall be present.

26. REGULAR MEETING:- Regular meeting of the Board may be held at such a time and place, as shall be determined from time to time, by a majority of the Managers, but at least two such meeting shall be held during each year. Notice of regular meetings of the Boards shall be given to each Manager, personally or by mail or telegraph at least three days prior to the day named for such meeting.

27. SPECIAL MEETING:-Special meeting of the Board may be called by the president on three days' notice to each manager, given personally or by mail or telegraph, which notice, shall state the time, place (as hereinabove provided and purpose of the meeting (special) meeting of the Board) shall be

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called by the president or Secretary in the manner and on like notice on the written request of at least 3 managers.

28. WAIVER OF NOTICE: -Before or at any meeting of the Board, any manager, in writing, waives the notice of such a meeting and such a waiver shall be deemed equivalent to the issuing of such a notice. Attendance by a manager of any meeting of the board shall be a waiver of notice by him of the time and place thereof. If all the managers are present shall be required and any business may be transacted at such a meeting.

29. QUORUM:- At all meetings of the Board 1/3rd of the total strength of the managers shall constitute a quorum for the transaction of business and the acts of the managers present at a meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board, there be less than a quorum present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted, at the meetingas originally called, may be transacted without further notice, provided there is a quorum present.

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

CHAPTER V

OFFICERS

31. DESIGNATION:- The principal officers of the Association shall be a president, a vice president, a secretary and a Treasurer, all of whom, shall be elected by and from the Board. The Board may appoint an assistant Treasurer and an Assistant secretary and such other officers as in their judgment may be necessary (in case of an Association of 100 owners or less, the offices of treasurer and secretary may be filed by the same person.)

32. ELECTION OF OFFICERS:-The officers of the Association shall be elected annually by the Board of the organization meeting of each new Board and shall hold offices at the pleasure of the Board.

33. REMOVAL OF OFFICERS :-Upon an affirmative vote of a majority of the Members of the Board, any officer may be removed either with or without any cause and his successor elected at any regular meeting of the Boardof members 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 the meetings of the Association and of the Board. He shall have all the general powers and duties which are usually vested in the office of a president of an Association, including, but not limited to the power to appoint a committee, from among the 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 and the vice president nor the vice president is able to act, the Board shall appoint some other member of the Board, so as to act on an interim basis. The vice president shall also perform such other duties, as shall from time to time, be imposed upon him by the Board.

36. SECRETARY:-The secretary shall keep the minutes of all the meetings of the Board and the minutes of the Association.He shall have charge of such books and papers as the Board may direct and he shall, in general, perform the entire duties incidental to the office of a secretary.

37. TREASURER:-The Treasurer shall be responsible for the Association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in the books belonging to the Association. He shall be responsible for the deposit of all moneys and

other valuable effects in the name and to the credit of the Association in such deposits, as may be, from time to time, designated by the Board.

CHAPTER VI

OBLIGATIONS OF THE APARTMENT OWNERS

38. ASSESSMENTS :-All owners are obliged to pay monthly assessments imposed by the Association to meet all expense relating to **SHIVALIK SPARSH APARTMENT** which may include aninsurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard of calamity. The assessments shall be made according to the value of the unit ownedas stipulated in the Declaration. Such assessment shall include monthly payments to a general operating reserve and a reserve fund for replacement.

39.MAINTENANCE AND REPAIR- 1. Every owner must perform promptly all maintenance and repair work within his own unit which if omitted would affect the **SHIVALIK SPARSH APARTMENT** condominium in entirely or in a part belonging to other owners being expressly responsible for the damages and liabilities that his failure to do so may endanger.**2.** All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, air conditioners sanitary installations, doors, windows, lamps, and all other accessories belonging to the doors windows lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned. **3.**An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas and facility damaged through his fault.

40. Use of Family Units -Internal Changes:-

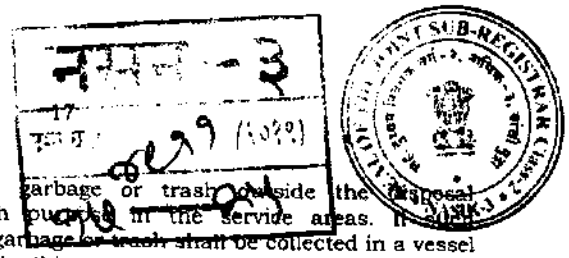
1. All units shall be utilized for their respective residential purpose only.
2. An owner shall not make any structural modifications located therein, without previously notifying the Association in writing, through the president of the Board, if no manager is employed, the association shall have the obligation to answer within 30 days and failure to do so within the said stipulated time, shall mean that there is no objection to the proposed modification, alteration or installation.

41. USE OF COMMON AREAS & FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES:- An owner shall not place or cause to be placed in the lobbies, vestibules, staircases, elevators and other areas of **SHIVALIK SPARSH APARTMENT** & facilities of a similar nature, both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

42. RIGHT OF ENTRY : -1. An owner shall grant the right of entry to the Manager or to any other person duly authorized by the Board of the Association in case of an emergency originating in or there attending his unit whether the owner is present at the time or not.**2.** An owner shall permit other owners or their representatives when so required to entered his unit for the purpose of performing installations, alterations or repairs to the techanical or electrical services provided that a request for such an entry is a time convenient to the owner. However, in case of an emergency such right of entry shall be immediate.

43. RULES OF CONDUCT:-

1. No resident of the **SHIVALIK SPARSH APARTMENT** shall post any advertisement or posters or any kind in or on the building, except, as authorized by the Association.ii) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal sanitary bye-laws or regulations.
iii)It is prohibited to throw hang garments, rugs, etc. from the windows, balconies or from any of the facades of the **SHIVALIK SPARSH APARTMENT**
2. It is prohibited to throw dust, rags, etc. from the window or to clean, rugs, etc. from the window or to clean rugs, etc. by beating them on the exterior part of the said condominium.



3. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the servide areas. If such installations is not provided all garbage or trash shall be collected in a vessel and thrown in the municipality dustbin.

4. No owner, resident or lease shall install wiring for electrical or telephone installations, television antennae, machine or air-conditioning units etc. on the exterior of the **SHIVALIK SPARSH APARTMENT** of that protrude the walls or roof of that condominium except, as authorized by the Association.

CHAPTER VII

FUNDS AND THEIR INVESTMENT

44. FUNDS: -

Funds may be raised by the Association in all or any of the following ways, viz: -1.By shares 2.By contributions and donations from the apartment owners. 3.From common profit which shall from the nucleus of the Reserve fund. 4.By raising loans, if necessary, subject to such terms & conditions, as the association, with the approval of the Competent Authority, may determine in his behalf.

45. INVESTMENT: -The association may invest or deposit it funds in one or more of the following:

1. In the District Central Co-Operative Bank or in the State Co-Operative Bank, or 2.In any of the securities specified in section 20 of the Indian Trust Act. 1882, or 3. In any co. operative bank other than those referred to in clause [a] of this bylaw or in any banking company approved for this purpose by the Association.

46.Affiliation :- Should there be any federation of Apartment owners in the locality, in which the **SHIVALIK SPARSH APARTMENT** Association is suit at 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.

47.ACCOUNTS :-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. 500/- for petty expenses. All payment above Rs. 20/- shall be made by cheque, duly signed by the **Chairman & secretary** and one member of the Board.

1. Each apartment owner shall have a pass book in which the secretary shall enter amounts paid to or received for his share in receipts of profits from the common areas and contributions towards common expenses and his share of assessment and other dues, if any, in respect of his apartment.
2. The association shall in each year publish an audited financial statement in respect of the common areas and facilities containing.
The profit and loss account.
a} The receipts and expenditure of the previous financial year, and b|A summary of the property and assets and liabilities 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.
3. The audited 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 31st March every year.
4. 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 the areas are included.

48. PUBLICATION OF ACCOUNTS & REPORTS: - A copy of the last financial statement and of the Report of the auditor, if any, shall be kept in a conspicuous place in the office of the Association.

49.APPOINTMENT OF AUDITOR : -The Association shall appoint at its general meeting, an Auditor who shall audit the accounts of the Association to be prepared by the Board, as hereinabove provided and shall examine the

annual return, and verify the same, with the accounts relating thereto and shall enter upon the same as found by him to be correct, duly vouched and in accordance with law, or specially report to the Association in what report he finds it correct, or vouched or not in accordance with law.

50.POWER OF AUDITOR :-The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas & facilities (including limited/ restricted areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appear to him require notice.

CHAPTER – VII MORTGAGES

51. NOTICE OF ASSOCIATION: -An owner, who mortgages his unit, shall notify the Association through the manager, if any, or the president of the Board, in the event there is no manager, the name and address of his mortgagee and the Association shall maintain such information in a book entitled Mortgagees of units.

52. NOTICE OF UNPAID ASSESSMENTS: -The Association shall at the request of a mortgagee of a unit, report any unpaid assessments due from the owner of such unit.

CHAPTER – IX COMPLIANCE

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

54. SEAL OF THE ASSOCIATION :-The Association shall have a common seal which shall be in the custody of the secretary and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed, shall be attested for or on behalf of the Association by two members of the Board and the secretary or any other person duly authorized by the Association, in that behalf

Chapter x

Chapter x Amendment to plan of Apartment Ownership

55. AMENDMENT OF BYLAWS- These bye law may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the **SHIVALIK SPARSH APARTMENT** Condominium as shown in the Declaration.



IN WITNESS WHEREOF, the Grantor-Owner/Developer herein, has set and subscribed his hand to these presents on the day, month and year written first hereinabove.

SIGNED & DELIVERED BY THE WITHINNAMED

GRONTOR OWNER/DEVELOPERS

MR. MADHUBHAI BABUBHAI KOTHIYA



SIGNED & DELIVERED BY THE WITHINNAMED

CONSENTING PARTY

MONIKA CONSTRUCTION THROUGH PROPRIETOR

MR. JAGDISH BABUBHAI KOTHIYA

WITENESS

1.

2. Sanket Shinde

नमुना – ३

१९ दस्त क्र.(४७१ /२०१५)

घोषणापत्र / अपयपत्र

मी /आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दिनांक ३०/११/२०१२ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. त्याबाबत याचा आम्ही अभिलेख तपासलेला आहे. दस्तामधील नेमलेले देणार /कुलमुखत्यारधारक हे खरे असून आमची स्वतः खात्री करुन घेतलेली आहे/आहोत.

सदर नोंदणीचा दस्तावेज निष्पादीत करतांना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक /भारस हक्कदार /पाटकेदार/निष्पादक यांची याची मालकी (Title) नमुनेच मिळकतीचे मालकाने नेमून दिलेला कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. नमुनेच सदरची मिळकत वगळता मालकीची नाही व मिळकतीत दुसरे हक्क, कर्ज, बँक बोजे, विक्रसन बोजे, शासन बोजे व कलमुखत्यारधारकांनी केलेले गैरव्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पुर्ण करुन खात्रीशीर सबंध निष्पादीत केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादीत केलेले, सादीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची संख्यात्मक, वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशिर बाबींसाठी दस्त निष्पादक व कुलमुखत्यारधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तामधील नोंदणी करिताच्या नोंदणीस आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी /सा.न्यायालय /मा.उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी /आम्ही खात्री करुन आलो.

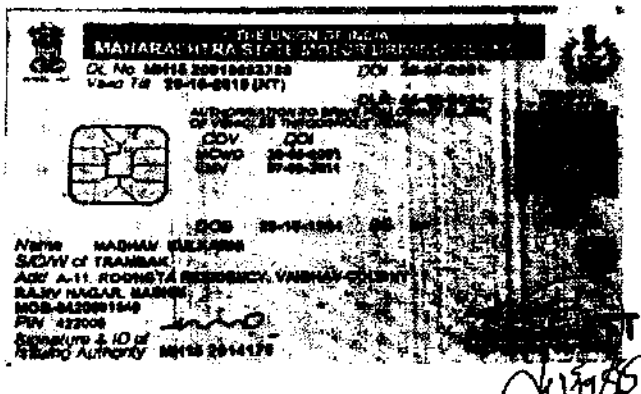
नोंदणी नियम १९६१ चे नियम ४४ व सेटलमेंटची मा. न्यायालयाचे /मा.उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची ओळख व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकतीच्याबाबत सादर केलेले फसवणूक/बनावटीकरण /संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे वडिल / आजचे दस्तऐवजातील मिळकतीबाबत कोणतेही नवीन असून आम्हा दोघना चेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८० नुसार मी/आम्हाला नोंदणीकरीता आलेल्या अवास्तव कारणास्तव मुद्दाक शुल्क किंवा नोंदणी फी कमी लावणे/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचे कायदेशिर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हांस पूर्ण जाणीव आहे.

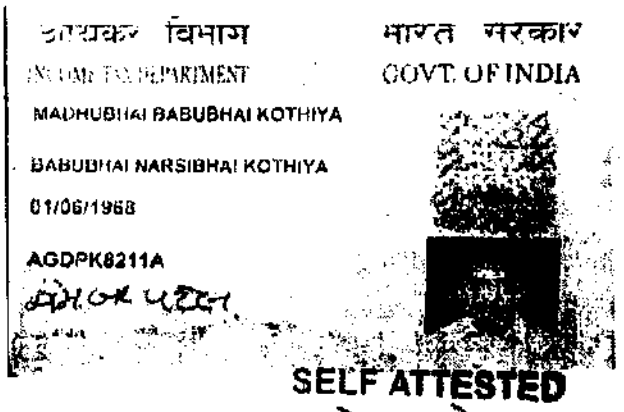
त्यामुळे मी/आम्ही नोंदणी अधिकारीयांचे कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ (सात) वर्षाच्या शिक्षेस पात्र होणार आहोत याची आम्हांस पूर्णपणे जाणीव असे आमचे हे घोषणापत्र /अपयपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून घेणार



SELF ATTESTED
BY ME



SELF ATTESTED
BY ME

नसन – ३

दस्त क्र.(८२९)/२०१९

१२ — २५

अहवाल दिनांक : 18/07/2019

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव : पाथर्डी तालुका : नाशिक जिल्हा : नाशिक शेवटचा फेरफार क्रमांक : 26932 व दिनांक : 20/04/2019

गट क्रमांक व उपविभाग : 330/1ते7 2/3/प्लॉट/16/17/18 19,

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटादाराचे नाव
330/1ते7/2/3/प्लॉट/16/17/18 19	भोगवटादार वर्ग -1	

शेतीचे स्थानिक नाव	क्षेत्र आकारआणे पै	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी	नाशिक महानगरपालिका नाशिक	0.73.50 (26932)	4506683, 4507094
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आकारणी	जगदिश बाबुभाई कोठीया		इतर
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पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकुण पोट 0.00.00			
जुडी किंवा विशेष आकारणी -			
	(4959),(4960),(6555),(6912),(9868),(9871),(9872),(9873),(12230),(17561),(17581),(24660),(24867),(26839)		सीमा आणि भूमापन चिन्हे

गाव नमुना सात

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

तालुका : नाशिक जिल्हा : नाशिक शेवटचा फेरफार क्रमांक : 26932 व दिनांक : 20/04/2019

गाव : 330/1ते7/2/3/प्लॉट/16/17/18/19

पिकांखालील क्षेत्राचा तपशील				क्षेत्र

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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 : **P51600016159**

Project ***Shivalik Sparsh****, Plot Bearing / CTS / Survey / Final Plot No.:****PLOT NO 18/19 SNO 330/1 TO 7/2/3at Nashik, Nashik, Nashik, 422010;***

1. Mr./Ms. **Madhubhai Babubhai Kothiya** son/daughter of Mr./Ms. **Babubhai Narsibhai Kothiya** *Tehsil:* ***Nashik****, District:* ***Nashik, Pin: 422009***, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5,
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **20/04/2018** and ending with **31/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:4/20/2018 2:27:20 PM

Dated: 20/04/2018
Place: Mumbai

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

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23151 (पूर्ण/~~अंशतः~~) जावक क्र./ननिवि/ 23949/20
दिनांक : 05/08/2019

श्री./श्रीमती श्री. मधुभाई बाबुभाई कोठिया व इतर.

पॅन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : हॉटेल सेलीब्रेशन च्या मागे पाथर्डी शिवार नाशिक

आपला अर्ज क्रमांक बी-5/38 दिनांक 30/05/2019

व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं.

महाशय,

दाखला देण्यात येतो की, पाथर्डी शिवारातील/सि.स.नं., स.नं. 330/1ब+8/2/3

प्लॉट नं. अं.भू. क्र. —— मधील इमारतीच्या ~~तळमजला + चारमजले~~

मजल्याचे इकडील बांधकाम परवानगी क्र. बी-5/382/1038 दिनांक 08/03/2018 अन्वये

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

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/~~निवासेतर~~/~~शैक्षणिक~~/ ~~निवासी + निवासेतन~~ कारणासाठी खालील अ

र्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकुण बांधकाम क्षेत्र 2083.28 चौ.मी. या पैकी निवासी 1818.28 निवासेतर 265.00 चौ.मी

२) एकुण चटई क्षेत्र 1888.98 चौ.मी. या पैकी निवासी 1652.92 निवासेतर 82.82 चौ.मी

३) एकुण पार्किंग क्षेत्र —— या पैकी निवासी —— निवासेतर —— चौ.मी

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

२) अग्निशमन विभागाचा अंतिम दाखला क्रमांक नमन-२ दिनांक 09/1/2019

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणतेही बदल केलेला आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) प्रीमियम रु. 1949801- पावती नं. 88/02108 दि. 21/01/2019 व अर्बन प्रीमियम रु. 33001- पावती नं. 91/02108 दि. 04/08/2019 अन्वये भरले आहेत.

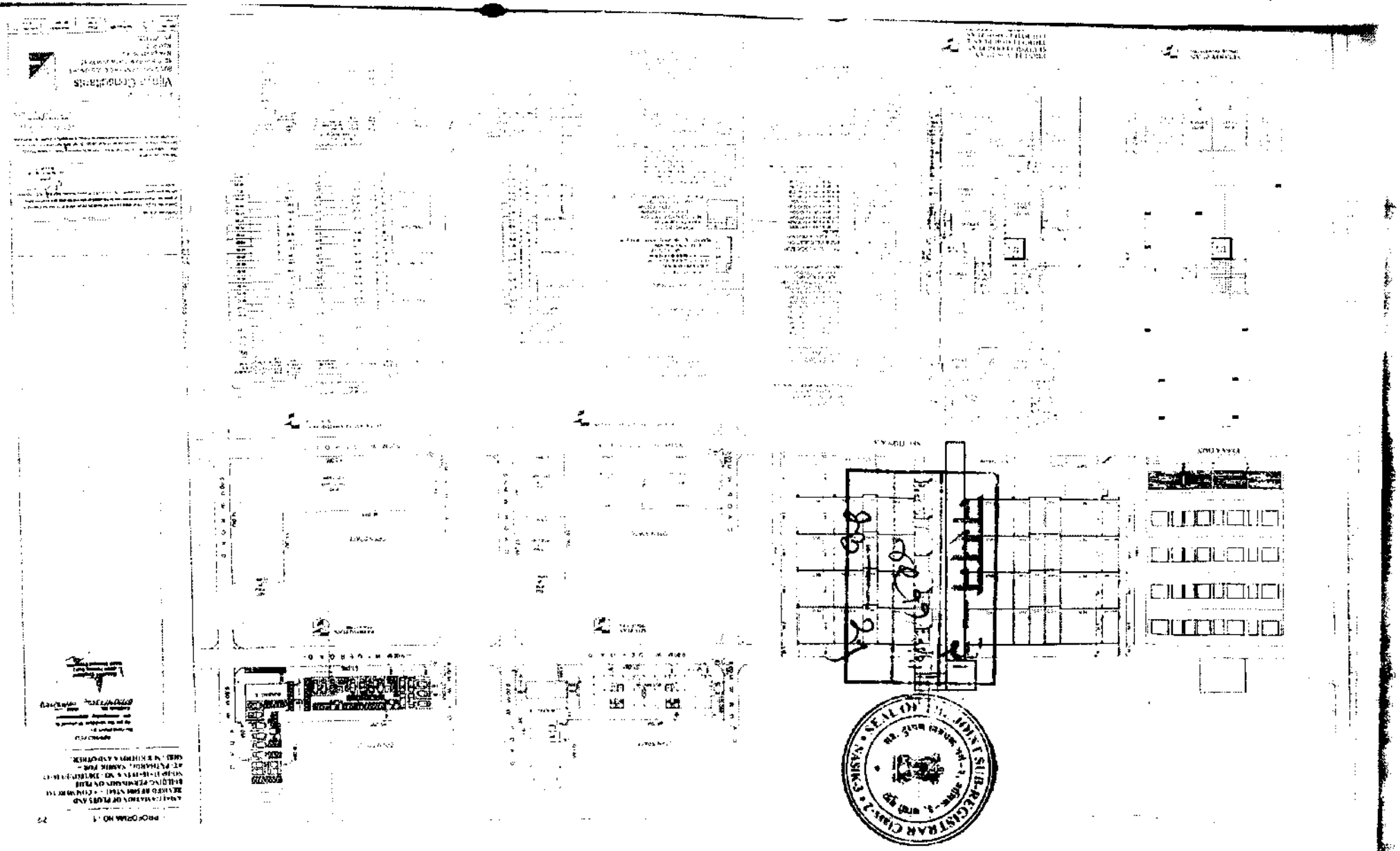
कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक



GOVT. OF INDIA
BABUBHAI NARSIBHAI KOTHIYA
31-02-1972
SIGNATURE
आयकर आयुक्त, नाशिक
COMMISSIONER OF INCOME-TAX, NASIK

Scanned with CamScanner

SELF ATTESTED
BY ME



Summary I (GoshwaraBhag-1)

340/4911
शुक्रवार,25 जुलै 2019 12:50 म.नं.

दस्त गोषवारा भाग-1

नमन3
दस्त क्रमांक: 4911/2019

दस्त क्रमांक: नमन3 /4911/2019

बाजार मूल्य: रु. 01/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नमन3 यांचे कार्यालयात

अ. क्र. 4911 वर दि.25-07-2019

वेळी 12:43 म.नं. वा. हजर केला.

पावती:5888 पावती दिनांक: 25/07/2019

सादरकरणाराचे नाव: श्री. मधुभाई बाबूभाई कोठीया - -

नोंदणी फी	रु. 200.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	700.00

दस्त हजर करणा याची सही.

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

सादरकर्त्याचा प्रकार: पॉवरमालक

मुद्रांक : क्र: पावतीलिंक

दस्त हजर : 1 25 - 07 / 2019 12 : 43 : 19 PM ची वेळ: (सादरीकरण)

दस्त परत : 2 25 / 07 / 2019 12 : 49 : 56 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-3

Summary-2(दस्त गोषवारा भाग - २)

दस्त गोषवारा भाग-2

नमन3

दस्त क्रमांक:4911/2019

25/07/2019 12:48:39 PM

दस्त क्रमांक :नमन3/4911/2019

दस्ताचा प्रकार :-घोषणापत्र

अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. मधुभाई बाबुभाई कोठीया - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एसएस 35 श्रीकृष्णकृपा अश्विननगर सिडको नाशिक , प्लॉट नं: -, रोड नं: -, महाराष्ट्र, नाशिक पॅन नंबर:AGDPK8211A	लिहून देणार वय :-52 स्वाक्षरी:-		
2	नाव:समर्थ देणार मॉनीका कन्स्ट्रक्शन तर्फे प्रो.प्रा. जगदीश बाबुभाई कोठीया - - पत्ता:-, -, -, -, ए एस ई ओंकार बंगलो अश्विन नगर सिडको नाशिक , कीडको कॉलनी (नाशिक). MAHARASHTRA. NASHIK. Non-Government. पॅन नंबर:	लिहून देणार वय :-48 स्वाक्षरी:-		

वरील दस्त सादर करणा देणार तथाकथीत घोषणापत्र चा दस्त ऐकून करून दिल्याचे कबुल करतात.

दिनांक रोजी वेळ 25 / 07 / 2019 12 : 50 : 57 PM

ओळख -

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:माधव त्र्यंबक कुलकर्णी - - वय:55 पत्ता:ए-11 रुपा रेसीडेन्सी राजीवनगर नाशिक पिन कोड:422009		
2	नाव:गुरुप्रसाद श्याम चौधरी - - वय:38 पत्ता:Nashik पिन कोड:422001		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:25 / 07 / 2019 12 : 51 : 52 PM

शिक्का क्र.5 ची वेळ:25 / 07 / 2019 12 : 51 : 57 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik3

प्रमाणित करण्यात येते की,

या दस्तामध्ये एकुण २५... पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

पुस्तक क्रमांक १, क्रमांक ४९११ वर नोंदला.

दिनांक २५ माहे जुलाय सन २०१९

4911 /2019

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

EPayment Details

sr	Epayment Number	Defacement Number
1	1607201901307	160720190130[illegible]
2	MH004030361201920E	00023170482019[illegible]

JOINT SUB-REGISTRAR CLASS-2 नाशिक वर्ग-२, नाशिक-३ NASIK-3

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