

Declaration
Ashy Avenue Apartment

Deed Of Declaration

जि. बी. घुमरे

ऑटोमॅटिक
सेक्टर नं. ५०२, बिल्डिंग नं. ३
जिल्हा न्यायालय, नाशिक

२५/०९

२०२३

12 MAR 2023

✓

चुकीर

341/2571

पावती

Original/Duplicate

Thursday, March 02, 2023

नोंदणी क्र.: 39म

12:13 PM

Regn.: 39M

पावती क्र.: 3269 दिनांक: 02/03/2023

गावाचे नाव: पाथडी - 1

दस्तऐवजाचा अनुक्रमांक: नसन4-2571-2023

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: आदित्य बिल्डकॉन, भागीदारी फर्म तर्फे भागीदार श्री. दत्तु किसन नवले, ग्रॅटर ओनर व ग्रॅटर डेव्हलपर म्हणुन -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:29 PM ह्या वेळेस मिळेल.

सह. ज्युनिअर नॉटरीयल पब्लिक नॉटरी
नाशिक-४.

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2802202309858 दिनांक: 02/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016051165202223E दिनांक: 02/03/2023

बँकेचे नाव व पत्ता:

मुळ दस्त प्रस्त



02/03/2023

सूची क्र.2

मुख्य निबंधक : सह तु.नि. नाशिक 4

दस्त क्रमांक : 2571/2023

मोदणी :

Regn 63m

याचाचे नाव : पावडी - 1

(1) विलेखाचा प्रकार	डिक्लेरेशन
(2) मोबदला	1
(3) बाजारभावा/बाहेरपट्टाच्या बाबत/पट्टाकार आकारणी देतो की पट्टेदार ते जमुद करावे)	0
(4) मू.आपन, पोटहिस्सा व घरकामांक (जसल्यास)	1) पाविळेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मोजे पावडी-1, ता. व जि. नाशिक येथील नाशिक महानगरपालिका हद्दीतील सर्व्हे नं. 319/2अ/2ब/1 पैकी प्लॉट नं. 07 वाली शेव 630.00 चौ.मी. (पली सिटी सर्व्हे नं. 7501 वाली शेव 630.00 चौ.मी.) व त्यावरील अदित्य लव्हेन्स अपार्टमेंट नावाच्या इमारतीचे घोषणापत्र (Survey Number : 319/2अ/2ब/1 ;)
(5) शेवफल	1) 630.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात येणारे लेखा.	
(7) दस्तऐवज करन देणा-याविहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अदित्य बिल्डकॉन, भागीदारी फर्म तर्फे भागीदार बी.वसु किसान नवने, ग्रेटर कोनर व ग्रेटर डेव्हलपर म्हुगुन - बका:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं.2, साई सुहि अपार्टमेंट, पाम हटिलजवळ, पावडी/ताटा, नाशिक, रोड नं:-, महाराष्ट्र, भारत-ई. पिन कोड:-422010 पॅन नं:-ABCFA0436D 2): नाव:-अदित्य बिल्डकॉन, भागीदारी फर्म तर्फे भागीदार बी.मोहन मधुकर बोरडे ग्रेटर कोनर व ग्रेटर डेव्हलपर म्हुगुन - बका:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- प्लॉट नं.2, साई सुहि अपार्टमेंट, पाम हटिलजवळ, पावडी/ताटा, नाशिक, रोड नं:-, महाराष्ट्र, भारत-ई. पिन कोड:-422010 पॅन नं:-ABCFA0436D
(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करन दिल्याचा दिनांक	28/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2571/2023
(12) बाजारभावाप्रमाणे सुत्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) तेंप	

मुल्यांकनासाठी विचारत येतलेला हजेरीत:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण ताच्या दस्तप्रकारानुसार आवश्यक नाही

सुत्रांक शुल्क आकारताना निवडलेला अनुसूचेद :-

Affidavit



सूची क्र.11
नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नवकल

मह. मुख्य निबंधक वर्ग-2
नाशिक-4



CHALLAN
MTR Form Number-6



SRN	MH016051165202223E	BARCODE			Date	28/02/2023-14:15:52	Form ID	25.3
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR				PAN No.(If Applicable)			
Location	NASHIK				Full Name	Aditya Buldoon thru Datta K Nawale		
Year	2022-2023 One Time				Flat/Block No.	Plot No. 7 alongwith Aditya Avenue Apartment,		
Account Head Details	Amount in Rs.	Premises/Building	S.No. 319/2A/2B/1, Pathardi-1,					
1/32046401 Stamp Duty	100.00	Road/Street	Tel.					
1/32046401 Registration Fee	100.00	Area/Locality	Town/City/District					
		PIN	4 2 2 0 1 0					
		Remarks (If Any)	SecondPartyName=Aditya Buldoon-CA=1-Marketval=0					
		Amount In	Two Hundred Rupees Only					
Total	200.00	Words						
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332023022817182		2795014274			
Cheque/DD No.	Bank Date	RBI Date	28/02/2023-14:16:47		Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					

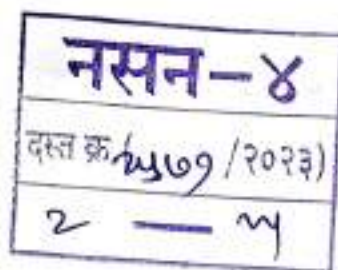
Document ID: 9890632766
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
गट्टर पत्रान केवळ दुय्यम निबंधक कार्यालयात नोंदणी करायलाय्या दस्त्यासाठी लागू आहे. नोंदणी न करतायलाय्या दस्त्यासाठी सदर चलन लागू नाही.

नसन-४
दस्त क्र. (२५७७/२०२३)
९ - २५



Deed of Declaration

This Deed of Declaration is made & executed at Nashik on this 28 th day of the month of February in the year 2023....



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BY

Aditya Buildcon, a partnership firm through Partners 1)Mr.Dattu Kisan Nawale, Age-40, Occup-Business, AND 2)Mr.Mohan Madhukar Borade, Age-40, Occup-Business, Both R/O. Flat No.2, Sai Shrushti Apartment, Near Palm Hotel, Pathardi Phata, Nashik (Pan No.ABCFA0436D).....Hereinafter referred to as the "Grantor Owner" (Which term unless, it be repugnant to the meaning thereof, shall include it's legal heirs, assignees, administrators, representatives, executors, representatives etc.)
OF THE FIRST PART

AND

Aditya Buildcon, a partnership firm through Partners 1)Mr.Dattu Kisan Nawale, Age-40, Occup-Business, AND 2)Mr.Mohan Madhukar Borade, Age-40, Occup-Business, Both R/O. Flat No.2, Sai Shrushti Apartment, Near Palm Hotel, Pathardi Phata, Nashik (Pan No.ABCFA0436D).....Hereinafter referred to as the "Grantor Developer" (Which term, unless it be repugnant to the meaning thereof, shall include it's legal heirs, administrator, assignees, executors, representatives etc.) **OF THE OTHER PART**

FIRST :- Whereas the Grantor Owner is well possessed and seized of the plot property more particularly described in the Schedule-I of this deed written hereunder, admeasuring 630.00 Sq. Mts., situated at Pathardi-1, Tal. & Dist. Nashik, more particularly described in the Schedule-I of this declaration & hereinafter referred to as the "said Plot" & whereas the said plot is acquired by grantor owner by way of Sale Deed registered with Joint Sub-Registrar-II, Nashik-4 at Sr.No.3081 Dt.20/4/2015 and whereas the title of the "Grantor Owner" to the said plot is clear, good & marketable & certificate to that effect has also been obtained from Advocate & by virtue the rights acquired by the said document, the grantor owner, being builders & developers by profession has got all the rights to develop the said plot thereby constructing a building on the said plot & accordingly decided to develop the said plot by way of constructing a building thereon;

SECOND:- AND WHEREAS, the grantor owner is a developer by profession and is desirous of, developing the said plot, more particularly described in the Schedule-I of this deed written hereunder, thereby constructing a building on it & have got the rights to do so & had prepared & got sanctioned a building plan from the Nashik Municipal Corporation vide letter No. LND/BP/B-5/433/604 Dt.11/4/2018 & whereas the grantor developer had actually started & completed the construction of the building on the said plot and accordingly Nashik Municipal Corporation has given completion certificate to the said building vide letter no.Nanivi/31126/2022 Dt.11/10/2022 (hereinafter referred to as the 'said building') which building consists of residential units as:-

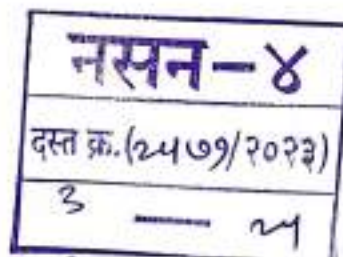
Floor

No. of Units

Basement, Ground, First, Second, Third & Fourth Floor

24 Units

The grantor developer hereby declare the said building as association of apartments so that the purchasers of said apartments/shops/offices shall acquire exclusive property rights, which are heritable & transferable & each apartment shall be treated as an independent unit owned and possessed by an individual purchaser.



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FOURTH:- And whereas apart from the construction of family units there are areas of the said land & construction thereon, over which, the Grantor Owner & Developer & various purchasers shall have restricted, as well as, general & common rights, as appearing hereinafter in this deed.

FIFTH:- AND WHEREAS the said building being constructed on the said land is constructed as per the prevalent rules of Floor Space Index (F.S.I.), therefore considering the land area of 630.00 Sq.Mts., a building of an area of 1123.28 Sq. Mts.(Carpet) (including 965.48 Sq.Mts (Carpet) residential & 157.80 Sq.Mts. (Carpet) commercial) is constructed on the said plot.

SIXTH:- AND WHEREAS in pursuance to the development of the said land & to have perfect title to each independent constructed family units, constructed upon the said land & to transfer the same in favour of the respective owners, it is necessary to have a legal status & perfect title for each independent constructed premises and for that purpose, grantor owners and grantor developer have decided to submit the said property & constructed shops & family units on it under the scheme of Apartments U/S. 2 & 11 of the Maharashtra Ownership Of Apartments Act-1970, hereinafter referred to as the "said act" & under rule 3 of the same act, hereinafter referred to as the "said rules". This being one of the development activities and responsibilities, grantor developer for itself & as grantor developer is competent to sign and execute this deed of declaration.

SEVENTH:- AND WHEREAS the said property along with the building being constructed thereon is hereby submitted under the provisions of the "Maharashtra Ownership of Apartments Act-1970 & the rules there under and hereinafter shall be known as the 'Aditya Avenue Apartment' & shall have the following family units, shops, offices, basements & common areas & facilities:-

[A] FAMILY UNITS :-

1) Out of the total available F.S.I. to the said land, as on today, F.S.I. to the extent of 1123.28 Sq. Mts. has been consumed by the grantor developer for construction. The building of 'Aditya Avenue Apartment' shall have 6 shops, 1 store, 1 office & 16 residential units (i.e. flats) as already mentioned in para.no.2 above. The particulars of the said units are as given below:-

Family/Comm. Unit No.	Area in Sq.Mts.(Carpet)	Names of the Owners
Basement Floor:-		
Store (One)	18.00	Unsold
Shop No. 1	21.72	Unsold
Shop No. 2	22.02	Unsold
Shop No. 3	18.00	Unsold
Ground Floor:-		
Shop No. 1	22.09	Pravin D. Deore
Shop No. 2	22.095	Mrs.Suvarna K. Sonawane & others
Shop No. 3	18.38	Vikram A. Wagh & others
Office No.1	45.79+Parking 60.64	Unsold
First, Second, Third & Fourth Floor:-		
	Flat+Allot Parking	
Apartment No. 01	77.48+12.56	Yadneshwar D. Thakare & others
Apartment No. 02	85.61+23.00	Vishwas S. Borade & others
Apartment No. 03	68.79+12.83	Santosh J. Khandekar & others
Apartment No. 04	68.27+12.56	Pradeep E. Metkar & others

नसम-४
दस्ता क्र. (५५७९/२०२३)
४ — २५



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Apartment No. 05	77.48+21.70	Mrs.Chanda G. Kadam & others
Apartment No. 06	85.61+21.70	Ramesh S. Jachak & others
Apartment No. 07	68.79+12.97	Shatrughna Kumar & others
Apartment No. 08	68.27+12.83	Rakesh A. Patel
Apartment No. 09	77.48+21.21	Ashok G. Gholap & others
Apartment No. 10	85.61+21.74	Chandrakant B. Amate & others
Apartment No. 11	68.79+12.97	Jayesh S. Shinde & others
Apartment No. 12	68.27+12.45	Mrs.Krutika K. Vaidya & others
Apartment No. 13	77.48+12.45	Mrs.Sunita E. Patil & others
Apartment No. 14	85.61+21.74	Keshav B. Tidke & others
Apartment No. 15	68.79+21.21	Mrs. Chetana P. Nikam & others
Apartment No. 16	68.27+21.74	Mrs.Priyanka M. Shelke & others

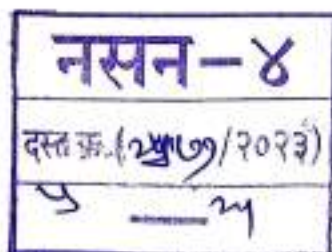
II) Each family unit purchaser owner shall have proportionate share in the common area & facilities available in the said land & the said building thereon. Each family unit shall be provided with water & electricity connection along with internal common amenities, as per their respective agreements. The measurements of said family units shall be on the basis of built-up area, which shall be calculated as Carpet area + 20% Built-up factor + 40% of Balcony (if any) + 50% of attached open space/ Common parking (if any). Designs, specifications, boundaries of each family unit & its independent access/entrance shall be as per approved building plan attached hereto as Exh-A.

[B] COMMON AREAS & FACILITIES :-

Following described areas & facilities shall be treated as the properties of all the unit owners & each unit owner shall have his interest & right in the said common areas and facilities, proportionate to his/her ownership percentage as described, in detail, hereinafter, the particulars of the said common areas and facilities are as follows :-

1)The common staircase available to the building 2)The overhead & underground water tank constructed on the top of the building 3)Plumbing network throughout the said building 4)Electric wiring at all common spaces & up to the entrance of each family unit, along with main electric supply up to meter 5)Foundation column & roofs along with all common walls common ground space is available to said Apartment & same shall be used as an access for the entrance of said Apartment & ground space available to common use & occupation. However, the said open space shall be available with the right to enjoy it as an open only without causing any obstruction thereon so as to cause any hurdle for moving around other vacant parts of said property. Therefore right for enjoyment of said common space is granted under this deed of declaration as said common facilities as shown on the plan attached herewith. 6)The septic tank & Common water tank provided. Common ground space is available to the said Apartment and same shall be used as an access for entrance of the said Apartment & ground space available to common use and occupation. However, the said open space shall be available with the right to enjoy it as an open space only without causing any obstruction thereon so as to cause any hurdle for moving around other vacant parts of the said property. Therefore the right for enjoyment of the said common space is granted under this deed of declaration as said common facilities.

(C)RESTRICTED AREAS & FACILITIES:-1)The Plot area assigned(if any) to each Apartment (if mentioned in the agreements of each Apartment) shall be reserved



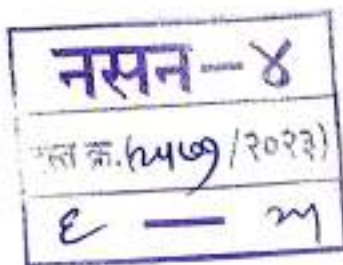
-5-

for the exclusive use & enjoyment of the owners of the respective flats, in the said building of the said Apartment. The grantor developer shall provide the said plot area for the use and for the enjoyment of the owners of all said Apartment in the said Apartment building. The said owners of the said apartment shall use it for the purpose only for which it is provided & he/she shall not make any construction on the said spaces & shall not violate the rules & regulations & the bye-laws of the said Apartment Condominium. & all of owners of apartments in the said building of the said Apartment Condominium shall not have any right or the authority to object or create any hurdle for such use & enjoyment of the said marginal/ garden space. 2) The verandas, terraces, Porches, toilets, balconies, terraces, bathrooms attached to respective apartments shall be used, occupied & enjoyed by the owners of respective apartments only. 3) All the apartment owners in the said building shall have exclusive rights to use the open space available (if any) in front of their respective apartments & no other occupant/owner of apartments in the said building shall raise any objection to it. 4) Apart from the aforesaid Floor Space Index, i.e. F. S. I. consumed, in case of any balance F.S.I. and /or additional F.S.I. is made available by virtue of any change in relevant act or bye-laws or due to relaxation in the bye-laws by the Government or by local self govt. or by any competent right developer shall alone have the right to use additional F.S.I. & derive maximum benefits there from, by causing the construction upon the terraces, of the building of the said Apartment Condominium which is exclusively reserved for grantor developer. 5) The open area in front of each shop, office, store shall be exclusively used by the owners of the said shops, office & store for parking purpose. 6) The top terrace on the Apartment/Flat No. 13 admeasuring 77.48 Sq.Mts. (i.e. 834.00 Sq.Ft.) & the top terrace on the Apartment/Flat No. 14 admeasuring 85.61 Sq.Mts. (i.e. 921.560 Sq.Ft.) shall be owned by the owners of the respective apartment/flat & shall be exclusively used by the owners of the respective apartment/flat owners. Any other owners of apartment/flat in the said building shall not have any right & authority to use the said terrace/s on the top of the said apartment/flat No. 13 & 14. The terraces on the top of Apartment/Flat No. 15 & 16 shall be used in common by all the apartment/flat owners in the said building. The Grantor Developer also shall have all the rights to utilize all the balance F.S.I. available as per the T.D.R. scheme on the said landed property & none of the purchasers in said building shall ever claim any rights available as per the said T.D.R. scheme.

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

NINETH :-[A] Proportionate representation for voting purpose as provided hereinabove in para no. EIGHTH, may be limited in accordance with the provisions of the bye-laws of attached hereto as Exh-B. [B] Areas and facilities, appertaining to the apartments are not encumbered, in any manner whatsoever, on the date of deed.

TENTH: The said scheme of Aditya Avenue Apartment is hereby declared as per the provisions of The Maharashtra Apartment Ownership Act-1970 & that the interest



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& title of each family unit owner is described, in detail, & the said common areas & facilities are described, in detail. In the said scheme, for the purpose of administration of the said Apartment bye-laws are provided at Exh-B, written hereunder.

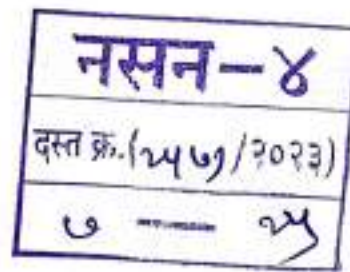
ELEVENTH:- For the purpose of stamp-duty & registration fee & of the deeds of apartments U/S.13(5) of the said act, value of Aditya Avenue Apartment shall be calculated as per the rates given in the Ready Reckoner.

TWELVETH:- That the said common areas and facilities shall remain undivided.

THIRTEENTH:- That the percentage of undivided interest in the said common areas & facilities & restricted areas & facilities established herein shall not be changed, except with unanimous consent off all the apartment owners expressed in an amendment to this deed, duly registered. The percentage of ownership & percentage of voting rights of all the owners of the residential & commercial units in the said building shall be as follows:-

Family Unit Number	Percentage of Ownership Rights	Percentage of Voting Rights
Basement Floor:-		
Store (One)	1.0434%	1.0434%
Shop No. 1	1.2591%	1.2591%
Shop No. 2	1.2765%	1.2765%
Shop No. 3	1.0434%	1.0434%
Ground Floor:-		
Shop No. 1	1.2805%	1.2805%
Shop No. 2	1.2808%	1.2808%
Shop No. 3	1.0655%	1.0655%
Office No.1	6.1698%	6.1698%
First, Second, Third & Fourth Floor:-		
Apartment No.01	5.2197%	5.2197%
Apartment No.02	6.2962%	6.2962%
Apartment No.03	4.7316%	4.7316%
Apartment No.04	4.6858%	4.6858%
Apartment No.05	5.7495%	5.7495%
Apartment No.06	6.2208%	6.2208%
Apartment No.07	4.7397%	4.7397%
Apartment No.08	4.7014%	4.7014%
Apartment No.09	5.7211%	5.7211%
Apartment No.10	6.2232%	6.2232%
Apartment No.11	4.7397%	4.7397%
Apartment No.12	4.6795%	4.6795%
Apartment No.13	5.2133%	5.2133%
Apartment No.14	6.2232%	6.2232%
Apartment No.15	5.2174%	5.2174%
Apartment No.16	5.2179%	5.2179%

In any case, the voting rights of any of the members of the said Aditya Avenue Apartment Condominium shall not exceed the said percentage as mentioned



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hereinabove. The daily business of the said Aditya Avenue Apartment Condominium shall be carried out as per the provisions, bye-laws, rules and regulations of the said condominium, as contained hereunder in this deed of declaration. And in case of any dispute or difference of opinion amongst the members of this said condominium, there shall be a voting of all the members of the said association as per the voting rights mentioned and described hereinabove in this present deed of apartment. The result of the said voting shall be final and binding on all the owners and all the occupants of all the apartments in the said building of the Aditya Avenue Apartment Condominium, and the same shall be implemented strictly, and none of the apartment owner or the occupant shall have any right to oppose/obstruct or offend such implementation of the said resolution.

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

FIFTEENTH:- That such apartment owners shall follow with the provisions of this deed, bye-laws the decisions & resolutions of the association of the apartments owners or its representatives and failure to comply with any such provisions, decisions and resolutions shall be the grounds of an action to recover sums, dues for damage or for injunctive relief.

SIXTEENTH:- That the description of the property to the plan of apartment ownership herein shall not be revoked or property removed from the plan of apartment or any of the provisions herein amended, unless all the apartment owners & the mortgages of any of the units unanimously agree to such revocation or amendment or removal of the property from the plan by a duly registered instrument.

SEVENTEENTH: That no apartment owner of a family unit may exempt himself or herself from the liability of his / her contribution towards the common expenses by waiver of the use or enjoyment of any of the said common areas and facilities and or restricted areas & facilities or by abandonment of his / her family unit.

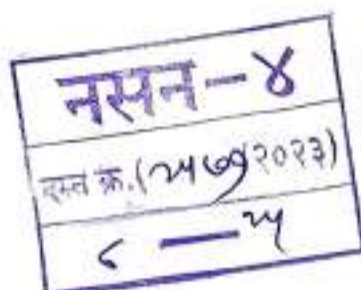
EIGHTEENTH:- All the sums assessed by the association, but unpaid, for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only :-

a) charge, if any, on the family unit for the payment of Government or Municipal taxes or both &

b) all sums unpaid on a first mortgage of the apartment.

NINETEENTH:- That, if the property subjected to plan of apartment ownership, is totally or substantially damaged or destroyed, repair, reconstruction or disposition of the property shall be as provided by the said Maharashtra Apartment Ownership Act-1970 and the apartment owners in said building shall also be liable to pay all their proportionate contribution towards common maintenance, taxes, water & the electric bills of said association.

TWENTIETH:- That in a voluntary conveyance of a family unit the grantee of the unit



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shall be jointly & severally liable with the grantor for all unpaid assessment by association of apartment owners against the latter for his/her share of the common expenses up to the time of the grant of unpaid assessment by association of apartment owners against the latter conveyance without any prejudice to the grantee's right to recover from the grantor, the amount paid by the grantee therefore. However, any such grantee shall be entitled to a statement from the manager or board of the said association, as the case may be, stating forth the amount of the unpaid assessment against the grantor due to the association & such grantee shall not be liable, 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 Developer or the Grantor Owner in excess of the amount therein set-forth.

SCHEDULE - I

(Description of the Landed Property)

All the piece & parcel of the landed property bearing Plot No. 7 out of S.No. 319/2A/2B/1, admeasuring 630.00 Sq.Mts., (bearing CTS No. 7501 admeasuring 630.00 Sq.Mts) situated within the Village Limits of Pathardi-1, Tal. & Dist. Nashik & within the limits of Nashik Municipal Corporation & bounded as follows:-

On or Towards East :-	Plot No. 24 & 25
On or Towards South :-	Plot No. 6
On or Towards West:-	18 Mts. Wide D. P. Road
On or Towards North:-	Plot No. 8

All the said landed property together with all the things appurtenant thereto & all rights of access.

SCHEDULE - II

(Description of Family Units)

The description of all the Family units situated in the "Aditya Avenue Apartment" is as follows:-

Family/ Comm. unit no.	Description of the unit	Access to the unit from staircase/site
------------------------	-------------------------	--

Basement Floor:-

Store (One)	as per building plan	as per building plan
Shop No. 1	as per building plan	as per building plan
Shop No. 2	as per building plan	as per building plan
Shop No. 3	as per building plan	as per building plan

Ground Floor:-

Shop No. 1	as per building plan	as per building plan
Shop No. 2	as per building plan	as per building plan
Shop No. 3	as per building plan	as per building plan
Office No.1	as per building plan	as per building plan

First, Second, Third & Fourth Floor:-

Apartment No.01	as per building plan	as per building plan
Apartment No.02	as per building plan	as per building plan
Apartment No.03	as per building plan	as per building plan
Apartment No.04	as per building plan	as per building plan
Apartment No.05	as per building plan	as per building plan
Apartment No.06	as per building plan	as per building plan

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दस्त क्र. (२५७९/२०२३)
e - २५



Apartment No.07	-9-	as per building plan	as per building plan
Apartment No.08		as per building plan	as per building plan
Apartment No.09		as per building plan	as per building plan
Apartment No.10		as per building plan	as per building plan
Apartment No.11		as per building plan	as per building plan
Apartment No.12		as per building plan	as per building plan
Apartment No.13		as per building plan	as per building plan
Apartment No.14		as per building plan	as per building plan
Apartment No.15		as per building plan	as per building plan
Apartment No.16		as per building plan	as per building plan

The postal address of the said Aditya Avenue Apartment is as follows:-
Aditya Avenue Apartment
Plot No. 07, S. No. 319/2A/2B/1,
Murlidhar Nagar, Pathardi Phata,
Nashik-422010



Signed, Sealed & Delivered by the
within named Grantor Owner
AND Grantor Developer
Aditya Buildcon,
a partnership firm through Partners
1)Mr.Dattu Kisan Nawale



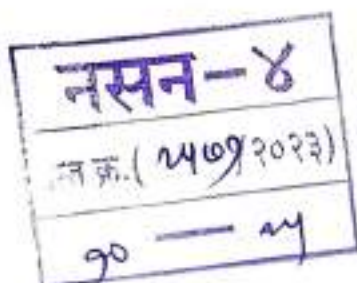
[Signature]



2)Mr.Mohan Madhukar Borade



[Signature]



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EXHIBIT-B

BYE-LAWS OF THE

Aditya Avenue Apartment Condominium

CHAPTER-I

1) Short Title and Application :-

These Bye -Laws shall be called as the Bye- Laws of the "Aditya Avenue Apartment Condominium". And all the provisions of these bye-laws apply to the said Apartment Condominium. All the present or future owner/owners / tenants or their employees or any other persons who might use the facility if 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 units (herein after 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 complied with.

2) Definition :-

A) In these bye-laws unless the context requires otherwise :-

a) Act means the Maharashtra Apartment Ownership Act-1970

b) "Association" means association of all the apartments owners constitute by such owners for the purpose of administration of the said Apartment Condominium.

c) "Board" means a board of managers consisting of 3 persons, all of whom shall be owners of apartment in the said Apartment.

d) " Building" means the building located on the plot property described in Schedule-I written hereinabove & known as Aditya Avenue Apartment Condominium or any part of it.

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 the section 2;

f) " Majority of owners" means those owners holding 51% of the votes in accordance with the percentage assigned in declaration;

g) "Owner" OR " Apartment Owner" means a person owning an apartment in said Apartment Condominium;

h) "Section" means a section of the act;

i) "Unit" means a unit in said Apartment Condominium .

j) "Registrar" means the registrar of co-operative societies;

B) Words & expressions used in these bye-laws, but, not defined herein, shall have the meaning respectively assigned to them in Act

3) Apartment Ownership:-

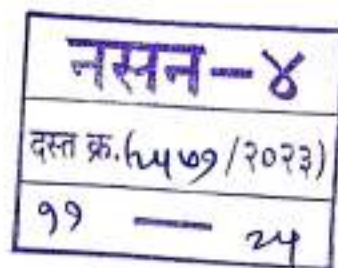
The building located on plot property described in detail in Schedule-I hereinabove & known as "Aditya Avenue Apartment" Condominium is submitted to the provisions of the act.

4) Objects of the Association -

1. a) To be & to act as the association of apartment owners of building known as Shree Sai Pride Apartment Condominium being constructed on plot property described in Schedule-I herein above (hereinafter called as said building) who have filed their respective declarations submitting their apartment to the said provisions of the act.

b) To invest or deposit moneys.

c) To provide 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.



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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 & do all or any of the matters provided in subsection (2) of section 16.

f) To advance with the consent of the apartment owners, any short term loan to any emergent necessity & to provide for repayment thereof in lump-sum or in installments.

g) To establish & carry on its own account or jointly with undividable or institutions, educational, physical, social and procreative activities for the benefit of the apartment owners.

h) To frame with the approval of the general meeting of the association & after consulting the competent authority and may establish a provident fund & gratuity fund, if necessary, for the benefit of the association.

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

5) Membership of association :-

i) All persons who have purchased apartment in the said Apartment & executed their respective declaration u/s.5 submitting their apartments to the provisions of the act, shall automatically be the members of the association and shall pay the sum of Re. 1/- as entrance fee & may purchase at least 1 share of the face value of Rs.100/-each. Each apartment owner shall receive a copy of the bye-laws on payment of Rs.1/-.

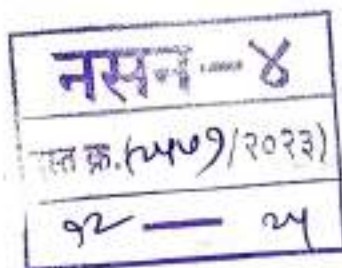
ii) Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift under his will or other, the purchaser or donee shall automatically become a member of the association & shall be admitted as a member on payment of the entrance fee of one rupee. The shares held by an apartment owner shall be transferred to the name of such purchaser or the donee on payment of one rupee to the association.

iii) On the death of an apartment owner, his apartment shall be transferred to the person/s to whom he has bequeathed 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 legal representatives, jointly, shall be entered in the register of apartment owners maintained by the secretary for the purpose of administration of the condominium as apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6) Where an apartment has been purchased by two or more persons, jointly, they shall be jointly entitled to the apartment & the shares of the association shall be issued in their joint names, but, the person whose name appears first on the share certificate, shall alone will have the right to vote.

7) 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 entitled to contest election to such office, if he is in arrears



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of any sum due from him in respect of his contribution for common expenses for more than 60 days on the last day of the year in which the elections to the board would take place.

CHAPTER - II

Voting, Quorum & proxies

9) Voting :- Voting shall be on a percentage basis & the percentage vote to which the owner is entitled to, is the percentage assigned to the family/ commercial unit/s 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 shall be cast in person.

CHAPTER -III

ADMINISTRATION

12) Powers & duties of association :- Association will have the responsibility of administering the said Apartment Condominium establishing & collecting the monthly assessment & arranging for the management of condominium in an efficient manner. Except, as otherwise provided resolutions of association shall require approval by a majority of owners, casting votes in person.

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

14) Annual Meeting :- The annual meetings of the association shall be held on the first Sunday of June of each 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-law no. 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. The notice of such meeting shall state the time & place of the meeting and the purpose of meeting.

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 purpose of the meeting, time, place, date, agenda of the meeting to each apartment owner at least 8 days before meeting.

17) Adjourned Meeting :- If any meeting cannot be organised because of any reason, such meeting shall be adjourned for 48 hours from the time when the original meeting was called for.

CHAPTER -IV

BOARD OF MANAGERS

18) Management of association:- The board of managers shall have the powers & duties necessary for the administration of the affairs of the association, as required by the bye-laws of the association.

19) Other Duties:- The board shall have following other duties, in addition to that as specified in the bye-laws of the association.

a) Care, upkeep, surveillance of the association's property

b) Collection of monthly assessment from the owners



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- c) To provide for the audits & accounts of the association
- d) To sanction working expenses, count cash balance & deal with
- e) other misc. business of association
- f) To hear & deal with the complaints of the occupants.

20) Appointment of Manager:- The board may employ a manager at such compensation as determined by the board, to perform such duties & services as the board shall authorize, including, but, not limited to the duties in the bye-law no.19.

21) Election & Term of an Officer:- At the first annual general meeting of the association, the term of office of manager shall be fixed for a term of 5 years & at the expiry of his period his successor shall be elected to serve the association.

22) Vacancies:- Vacancies in the board caused by any reason, shall be filled in by vote of majority.

23) Removal of Managers:- At any regular or special meeting manager may be removed with or without cause, by a majority of the apartment owners & his successor may be elected in the same meeting by majority.

24) Quorum:- At all meetings of the board 1/3 rd of the total strength of the owners shall constitute a quorum of the meeting & the meeting without such quorum shall be adjourned.

CHAPTER-V **OFFICERS**

25) Designations:- The principal officer of the said association shall be a President, Vice-President, a Secretary and a Treasurer, all shall be elected by the board. The board may appoint any additional officers for the smooth functioning of the work of the association.

26) The officers of the association shall be elected annually by the board of the organization of each new board & shall hold offices at the pleasure of the board.

27) Removal of officers:- Upon vote of majority of the members of the board, any officer may be removed either with or without any reason & his successor shall be elected in the same meeting with majority.

28) President:- The President shall be the chief executive officer of the association. He shall preside at all the meeting of the association & of the board. He shall have all the special powers & duties which are usually vested in the office of a president of an association.

29) Vice-President:- The Vice President of the association shall take place of the President in his absence & shall assist the President in his work while at the meeting or outside.

30) Secretary :- The secretary shall keep the minutes of all the meetings of the board & of the association & he shall have charge of all the books & papers of the association & shall perform all the duties incidental to the office of the Secretary.

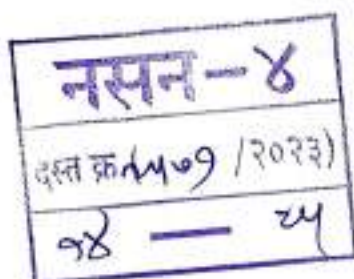
31) Treasurer:- The treasurer shall be responsible for the association's funds, securities, money, as well as for the true & correct account of the said funds, money etc.

CHAPTER - VI

Obligations of the apartment owners

32) Assessment :- All the owners are obliged to pay monthly assessment imposed by the association to meet all the expenses relating to the association.

33) Use of the unit :- All the units shall be used only for their respective residential purpose & owners shall not make any kind of structural changes or alterations or modifications in his/her unit without previous written sanction of the President.



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34) Use of common areas & facilities :- An owner shall not place or cause to be placed in the lobbies, stair-cases, terraces & other areas of the condominium. Such areas shall be used for no other purpose than for normal transit through them.

35) Right to entry :- An owner shall grant the right of entry to the manager or to any other person authorized by the board in case of emergency originating in or threatening his unit whether the owner is present at that time or not.

36) Rules of Conduct:- The residents shall take extreme care about making noise that may disturb others. It is prohibited to throw hard garments, rugs etc. from windows, balconies which may cause hardship for the other residents. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas.

CHAPTER - VII

FUNDS AND THEIR INVESTMENT

37) Funds :- Funds may be raised by the Association in all or any of the following ways, viz:-

- a) By shares:-
- b) By contribution and donations from the Apartment owners
- c) From common profit which shall form the nucleus of the reserve fund ;
- d) By raising loans, if necessary, subject to such terms & conditions, as the association, with the approval of the competent Authority, may determine in it.

38) Investment :- The Association may invest or deposit its funds in one or more of the following :- In the District central co- operative Bank or in the state co- operative Bank, or in any nationalized bank;

- a) In any of the securities specified in section 20 of the Indian Trust Act, 1982;
- b) In any co-operative Bank other than those referred to in clause (a) of this bye-law or any banking company approved for this purpose by the association.
- a) In any of the securities specified in section 20 of the Indian Trust Act, 1982;

39) Accounts :-

i) A banking account shall be opened by 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.1000/- for petty expenses. All payment above Rs.1000/- shall be made by cheque, duly signed by secretary and one member of the Board .

ii) The Association shall on or before 31st July in each year publish an audited financial statement in respect of the common areas and facilities containing:-

- a) The profit or loss account;
- b) The receipts and expenditure of the previous financial years;
- c) A summary of the property and assets and liabilities of the common areas & facilities of the association giving all particulars.

40) Publication of Accounts & Reports:- A copy of the last financial statement & of the report of the Auditor, if any, shall be kept in a conspicuous place in the office of association.

41) 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 & shall examine the annual return & verify the same with the accounts relating thereto & shall either sign the same as founded by him, to be correct, duly vouched & in accordance with law.

CHAPTER -VIII

MORTGAGES

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42) Notice of Association :- An owner who mortgages his/her 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 & address of his mortgagee and the association shall maintain such information in a book entitled "MORTGAGEES OF UNITS".

43) Notice of Unpaid Assessment:- 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**

44) These bye-laws are set-forth to be complied with the requirement 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 & accepted that the provisions of the act will apply.

45) Seal of the Association :- The association shall have a common seal which 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 or on behalf of the association by two members of the board and the secretary or any other person duly authority by the association, in that behalf.

IN WITNESS WHEREOF, the Grantor Owner & the Grantor Developer herein have set & subscribed their respective hands to these presents on the day, month & year written hereinabove.

Drafted By

(J.B. Ghumare, Adv)



Signed Sealed & Delivered by the
within named Grantor Owner
AND Grantor Developer
Aditya Buildcon,
a partnership firm through Partners
1) Mr. Dattu Kisan Nawale



2) Mr. Mohan Madhukar Borade



In the presence of witnesses:-

1)
2)

2)
Mr. Mohan Kadam
Thorar
R/o. Datta Nagar
Vasik - 9

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दस्त क्र. (५५७)/२०२३
१६ — २५



घोषणापत्र/प्रतिज्ञापत्र

मी/आम्ही खाली सही करणार मा.नॉदणी महानिरीक्षक,म.रा.पुणे यांचे दि.३०/११/२०२३ रोजीचे परिपत्रकानुसार असे घोषित करतो की,नॉदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याबाबत आम्ही अभिलेख शोध घेतला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः त्याची खात्री करून घेतली आहे.

सदर नॉदणीचा दस्तऐवज निष्पादीत करतांना नॉदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कबजेदार/हितसंबंधातील व्यक्ती यांची मालकी (टायटल)तसेच मिळकतीचे मालकाने नेमुन दिलेले कुलमुखत्यारधारक लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही. याची मी/आम्ही खात्री देत आहोत.तसेच सदर मिळकत शासन मालकीची नाही व मिळकतीवर इतर हक्क, कर्ज, बोजे,बँकबोजे,विकसनबोजे,शासनबोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदारांसमक्ष निष्पादीत केला आहे.

सदर दस्तऐवज हा नॉदणी कायदा-१९०८ अंतर्गत असलेल्या तरतुदीनुसारच नॉदणेस दाखल केला आहे.दस्तातील संपूर्ण मजकूर,निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तांची सत्यता, वैधता,कोर्ट मनाईहुकुम,कोटदावा या कायदेशिर बाबींसाठी दस्त निष्पादक संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नॉदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे खरी आहेत. मिळकतीच्या हस्तांतराबाबत कोणत्याही सक्षम प्राधिकारी/मा.न्यायालय/उच्च न्यायालय यांचा मनाईहुकुम नाही. तसेच महाराष्ट्र नॉदणी अधिनियम-१९६१ चे नियम-४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नॉदणी अधिनियम-१९६१ चे नियम-४४ व वेळोवेळी मा.न्यायालय/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक /कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नॉदणी 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 माझे दस्तऐवजीतील मिळकतीविषयी होऊ नयेत म्हणुन आम्ही दक्षता घेतली आहे.नॉदणी अधिनियम-१९०८ चे कलम ८२ नुसार मी/आम्ही नॉदविषयात आलेल्या व्यवहारास कायदयानुसार मुद्रांक शुल्क व नॉदणीफी कमी लावली/बुडवीली गेली असल्यास अथवा नॉदणी अधिनियम-१९०८ चे कलम-८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवल्यास त्यास मी/आम्ही जबाबदार आहोत याची आम्हास पुर्ण कल्पना आहे.

त्यामुळे आम्ही नॉदणी प्रक्रियेमध्ये कोणताही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कोणताही गुन्ही घडल्यास मी/आम्ही नॉदणी अधिनियम-१९०८ चे कलम-८२ व भारतीय दंडसंहिता-१८६०चे तरतुदीनुसार ७ वर्षांच्या शिरोस पात्र आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. याकरीता हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.

लिहून देणार

लिहून घेणार

[Signature]

[Signature]

अहवाल दिनांक : 10/10/2022



महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तपार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- पाथर्डी-१ (९४४२३३)

ULPIN : 31643997447

भूमापन क्रमांक व उपविभाग :- नाशिक

तालुका :- नाशिक

जिल्हा :- नाशिक

भूधारणा पध्दती : भोगवटादार वर्ग - १

शेताचे स्थानिक नाव :-

31643997447

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक आर.पो.मी. अक्षयिक क्षेत्र बिन शेती 6.3000 आकारणी 409.50	4504187	आदित्य विल्हळींग भगोदास कर्म तर्फे भागीदार रत्न किसान नवले मोहन मधुकर बोराले ----- सामाईक क्षेत्र -----	(23329) (23329) (23329) 6.3000 409.50	कुळाचे नाव व खंड इतर अधिकार इतर ना.ख.कु.म.अन्वये तळेगाव झाडाडे पोखनमधोस फ्लॉट (7101) बिनशेती (7101) प्रलंबित फेरफार : नाही. खेपटव फेरफार क्रमांक : --- व दिनांक : ---
जुन फेरफार क्र (7101 X 8288 X 8672 X 11401 X 14394 X 23329 X 24220 X 24894 X 25781)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

गाव :- पाथर्डी-१ (९४४२३३)

तालुका :- नाशिक

जिल्हा :- नाशिक

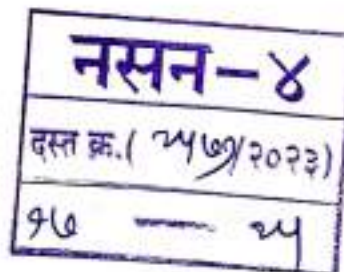
भूमापन क्रमांक व उपविभाग : 319/2अ/2ब/1/प्लॉट/7

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.पो.मी.	आर.पो.मी.			आर.पो.मी.	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

* या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळाले.
दिनांक :- 10/10/2022
संकेतिक क्रमांक :- 2720001102583350001020221399

(नांव :- जितेंद्रराव विठ्ठलराव)
वसाही संस्था :- पाथर्डीत :- नाशिक वि :- नाशिक



मसुना-*

पत्र क्र. (2407) 2023

96 — 24



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1. ☐ **Yes**
 2. ☐ **No**
 3. ☐ **Not sure**
 4. ☐ **Other**
 5. ☐ **Don't know**
 6. ☐ **Refuse to answer**
 7. ☐ **Other**
 8. ☐ **Don't know**
 9. ☐ **Refuse to answer**
 10. ☐ **Other**
 11. ☐ **Don't know**
 12. ☐ **Refuse to answer**
 13. ☐ **Other**
 14. ☐ **Don't know**
 15. ☐ **Refuse to answer**
 16. ☐ **Other**
 17. ☐ **Don't know**
 18. ☐ **Refuse to answer**
 19. ☐ **Other**
 20. ☐ **Don't know**
 21. ☐ **Refuse to answer**
 22. ☐ **Other**
 23. ☐ **Don't know**
 24. ☐ **Refuse to answer**
 25. ☐ **Other**
 26. ☐ **Don't know**
 27. ☐ **Refuse to answer**
 28. ☐ **Other**
 29. ☐ **Don't know**
 30. ☐ **Refuse to answer**
 31. ☐ **Other**
 32. ☐ **Don't know**
 33. ☐ **Refuse to answer**
 34. ☐ **Other**
 35. ☐ **Don't know**
 36. ☐ **Refuse to answer**
 37. ☐ **Other**
 38. ☐ **Don't know**
 39. ☐ **Refuse to answer**
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 41. ☐ **Don't know**
 42. ☐ **Refuse to answer**
 43. ☐ **Other**
 44. ☐ **Don't know**
 45. ☐ **Refuse to answer**
 46. ☐ **Other**
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 48. ☐ **Refuse to answer**
 49. ☐ **Other**
 50. ☐ **Don't know**
 51. ☐ **Refuse to answer**
 52. ☐ **Other**
 53. ☐ **Don't know**
 54. ☐ **Refuse to answer**
 55. ☐ **Other**
 56. ☐ **Don't know**
 57. ☐ **Refuse to answer**
 58. ☐ **Other**
 59. ☐ **Don't know**
 60. ☐ **Refuse to answer**
 61. ☐ **Other**
 62. ☐ **Don't know**
 63. ☐ **Refuse to answer**
 64. ☐ **Other**
 65. ☐ **Don't know**
 66. ☐ **Refuse to answer**
 67. ☐ **Other**
 68. ☐ **Don't know**
 69. ☐ **Refuse to answer**
 70. ☐ **Other**
 71. ☐ **Don't know**
 72. ☐ **Refuse to answer**
 73. ☐ **Other**
 74. ☐ **Don't know**
 75. ☐ **Refuse to answer**
 76. ☐ **Other**
 77. ☐ **Don't know**
 78. ☐ **Refuse to answer**
 79. ☐ **Other**
 80. ☐ **Don't know**
 81. ☐ **Refuse to answer**
 82. ☐ **Other**
 83. ☐ **Don't know**
 84. ☐ **Refuse to answer**
 85. ☐ **Other**
 86. ☐ **Don't know**
 87. ☐ **Refuse to answer**
 88. ☐ **Other**
 89. ☐ **Don't know**
 90. ☐ **Refuse to answer**
 91. ☐ **Other**
 92. ☐ **Don't know**
 93. ☐ **Refuse to answer**
 94. ☐ **Other**
 95. ☐ **Don't know**
 96. ☐ **Refuse to answer**
 97. ☐ **Other**
 98. ☐ **Don't know**
 99. ☐ **Refuse to answer**
 100. ☐ **Other**

[illegible]

姓名	性别	年龄	职业	住址	联系电话
张某某	男	45	教师	XX市XX区XX路XX号	138XXXXXXX
王某某	女	32	护士	XX市XX区XX路XX号	139XXXXXXX
李某某	男	28	程序员	XX市XX区XX路XX号	137XXXXXXX
赵某某	女	55	退休	XX市XX区XX路XX号	136XXXXXXX
孙某某	男	60	农民	XX市XX区XX路XX号	135XXXXXXX
周某某	女	40	医生	XX市XX区XX路XX号	134XXXXXXX
吴某某	男	35	工程师	XX市XX区XX路XX号	133XXXXXXX
郑某某	女	25	学生	XX市XX区XX路XX号	132XXXXXXX
冯某某	男	50	工人	XX市XX区XX路XX号	131XXXXXXX
陈某某	女	48	公务员	XX市XX区XX路XX号	130XXXXXXX
林某某	男	38	律师	XX市XX区XX路XX号	129XXXXXXX
罗某某	女	30	会计	XX市XX区XX路XX号	128XXXXXXX
宋某某	男	22	学生	XX市XX区XX路XX号	127XXXXXXX
李某某	女	18	学生	XX市XX区XX路XX号	126XXXXXXX
王某某	男	15	学生	XX市XX区XX路XX号	125XXXXXXX
张某某	女	12	学生	XX市XX区XX路XX号	124XXXXXXX
赵某某	男	10	学生	XX市XX区XX路XX号	123XXXXXXX
孙某某	女	8	学生	XX市XX区XX路XX号	122XXXXXXX
周某某	男	6	学生	XX市XX区XX路XX号	121XXXXXXX
吴某某	女	4	学生	XX市XX区XX路XX号	120XXXXXXX
郑某某	男	3	学生	XX市XX区XX路XX号	119XXXXXXX
冯某某	女	2	学生	XX市XX区XX路XX号	118XXXXXXX
陈某某	男	1	学生	XX市XX区XX路XX号	117XXXXXXX
林某某	女	0	学生	XX市XX区XX路XX号	116XXXXXXX
罗某某	男	0	学生	XX市XX区XX路XX号	115XXXXXXX
宋某某	女	0	学生	XX市XX区XX路XX号	114XXXXXXX
李某某	男	0	学生	XX市XX区XX路XX号	113XXXXXXX
王某某	女	0	学生	XX市XX区XX路XX号	112XXXXXXX
张某某	男	0	学生	XX市XX区XX路XX号	111XXXXXXX
赵某某	女	0	学生	XX市XX区XX路XX号	110XXXXXXX
孙某某	男	0	学生	XX市XX区XX路XX号	109XXXXXXX
周某某	女	0	学生	XX市XX区XX路XX号	108XXXXXXX
吴某某	男	0	学生	XX市XX区XX路XX号	107XXXXXXX
郑某某	女	0	学生	XX市XX区XX路XX号	106XXXXXXX
冯某某	男	0	学生	XX市XX区XX路XX号	105XXXXXXX
陈某某	女	0	学生	XX市XX区XX路XX号	104XXXXXXX
林某某	男	0	学生	XX市XX区XX路XX号	103XXXXXXX
罗某某	女	0	学生	XX市XX区XX路XX号	102XXXXXXX
宋某某	男	0	学生	XX市XX区XX路XX号	101XXXXXXX
李某某	女	0	学生	XX市XX区XX路XX号	100XXXXXXX
王某某	男	0	学生	XX市XX区XX路XX号	099XXXXXXX
张某某	女	0	学生	XX市XX区XX路XX号	098XXXXXXX
赵某某	男	0	学生	XX市XX区XX路XX号	097XXXXXXX
孙某某	女	0	学生	XX市XX区XX路XX号	096XXXXXXX
周某某	男	0	学生	XX市XX区XX路XX号	095XXXXXXX
吴某某	女	0	学生	XX市XX区XX路XX号	094XXXXXXX
郑某某	男	0	学生	XX市XX区XX路XX号	093XXXXXXX
冯某某	女	0	学生	XX市XX区XX路XX号	092XXXXXXX
陈某某	男	0	学生	XX市XX区XX路XX号	091XXXXXXX
林某某	女	0	学生	XX市XX区XX路XX号	090XXXXXXX
罗某某	男	0	学生	XX市XX区XX路XX号	089XXXXXXX
宋某某	女	0	学生	XX市XX区XX路XX号	088XXXXXXX
李某某	男	0	学生	XX市XX区XX路XX号	087XXXXXXX
王某某	女	0	学生	XX市XX区XX路XX号	086XXXXXXX
张某某	男	0	学生	XX市XX区XX路XX号	085XXXXXXX
赵某某	女	0	学生	XX市XX区XX路XX号	084XXXXXXX
孙某某	男	0	学生	XX市XX区XX路XX号	083XXXXXXX
周某某	女	0	学生	XX市XX区XX路XX号	082XXXXXXX
吴某某	男	0	学生	XX市XX区XX路XX号	081XXXXXXX
郑某某	女	0	学生	XX市XX区XX路XX号	080XXXXXXX
冯某某	男	0	学生	XX市XX区XX路XX号	079XXXXXXX
陈某某	女	0	学生	XX市XX区XX路XX号	078XXXXXXX
林某某	男	0	学生	XX市XX区XX路XX号	077XXXXXXX
罗某某	女	0	学生	XX市XX区XX路XX号	076XXXXXXX
宋某某	男	0	学生	XX市XX区XX路XX号	075XXXXXXX
李某某	女	0	学生	XX市XX区XX路XX号	074XXXXXXX

[illegible]

1st St

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1. **NAME** _____
 2. **ADDRESS** _____
 3. **CITY** _____
 4. **STATE** _____
 5. **ZIP** _____
 6. **PHONE** _____
 7. **DATE** _____
 8. **SIGNATURE** _____
 9. **PRINT NAME** _____
 10. **PRINT ADDRESS** _____
 11. **PRINT CITY** _____
 12. **PRINT STATE** _____
 13. **PRINT ZIP** _____
 14. **PRINT PHONE** _____
 15. **PRINT DATE** _____
 16. **PRINT SIGNATURE** _____
 17. **PRINT NAME** _____
 18. **PRINT ADDRESS** _____
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 20. **PRINT STATE** _____
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 22. **PRINT PHONE** _____
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 24. **PRINT SIGNATURE** _____
 25. **PRINT NAME** _____
 26. **PRINT ADDRESS** _____
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 29. **PRINT ZIP** _____
 30. **PRINT PHONE** _____
 31. **PRINT DATE** _____
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NAME		DATE	
ADDRESS		CITY	
STATE		ZIP	
COUNTRY		TELEPHONE	
FAX		E-MAIL	
PREFERENCE		SUBSCRIPTION	
TERMS		REMARKS	
SIGNATURE		DATE	

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1. **Identify your main concern.** Are you looking for a job? Do you want to start your own business? Do you want to improve your skills?



राष्ट्र नमूना नक

वैदिक पावती पुस्तक

R. V. 19 m.

७७६/२३/२७

महाराष्ट्र शासन (रोजकीर्त व पावती पुस्तक) 2368535 ७ जून ८

गाव-पाथडी तालुका-नाशिक धाते क.

दिनांक १०/१०/२०१२ भोगवदादार/पैसे देणारा अदित्य बिजुलकॉन भागीदारी

एकत्रीकृत जमीन महसूल फर्म तर्फे भागीदार

पकडवाही	चालू वर्ष भरणजे				स्वानिक उपकर			
	नियत	संबंधी	मिल्ला परिषद	ग्रामपंचायत	क.	प.	क.	प.
नसन-४	४१०००	१६०	—	—	४१०००	—	—	—
दस्ता क्र. (५५०)/२०२३								
२० — (५५०) स्पष्ट	फक्त मिळाले							

भारत सरकार
GOVERNMENT OF INDIA

उना किशन नवले
Datta Kishan Nawale
जन्म तारीख/ DOB: 05/10/1982
पुरुष / MALE

5018 1920 2821

आधार-सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
ADITYA BUILDCON

भारत सरकार
GOVT. OF INDIA

16/03/2015

Permanent Account Number
ABCFA0436D

No. 3255

BAR COUNCIL OF MAHARASHTRA & GOA - HIGH COURT BOMBAY.

NAME: Ghumare Jaydevant B
ADDRESS: Bungalow No. ५ Satyam Colony 'A' Indiranagar, NASHIK-422005
DATE OF ENROLMENT: 22-12-87
ROLL NO.: MAHI 1653/1987

SIGNATURE OF ADVOCATE

SECRETARY
BAR COUNCIL OF MAH. & GOA

भारत सरकार
GOVERNMENT OF INDIA

मोहन मधुकर बोरडे
Mohan Madhukar Borade
जन्म तारीख/ DOB: 27-03-1972
पुरुष

8240 1780 5782

माझे अधिकार, माझी ओळख



CHALLAN
MTR Form Number-E

नसन-४
दस्तावेज क्र. (५५७२०२३)
ber-6
29 24
Date: 28/02/2023 14:56:51



GRN MH016051165202223E		BARCODE		Date: 28/02/2023 14:16:52		Form ID: 297	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name NSK4_NASHIK 4 JOINT SUB REGISTRAR				Full Name	Aditya Buildcon thru Dattu K Nawale		
Location NASHIK							
Year 2022-2023 One Time				Flat/Block No.	Plot No. 7 alongwith Aditya Avenue Apartment,		
Account Head Details			Amount In Rs.	Premises/Building			
0030046401 Stamp Duty			100.00	Road/Street	S.No. 319/2A/2B/1, Pathardi-1,		
0030063301 Registration Fee			100.00	Area/Locality	Tal.		
				Town/City/District			
				PIN		4	2
						2	0
						1	0
				Remarks (If Any)			
				SecondPartyName=Aditya Buildcon-CA=1-Marketval=0			
				Amount In	Two Hundred Rupees Only		
			200.00	Words			
Payment Details IOBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	69103332023022817182	2795014274
Cheque/DD No.				Bank Date	RBI Date	28/02/2023-14-16:47	Not Verified with RBI
Name of Bank				Bank-Branch	IOBI BANK		
Name of Branch				Scroll No. , Date	100 , 01/03/2023		

Department ID : Mobile No. : 9890632766
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खर्द चलन केवल दुय्यम लिखक कार्यालयत मोटणी करावयाच्या दस्तावजी लागू आहे. मोटणी न करावयाच्या दस्तावजी खर्द चलन लागू नाही।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-341-2571	0008043885202223	02/03/2023-12:13:20	IGR314	100.00
2	(IS)-341-2571	0008043885202223	02/03/2023-12:13:20	IGR314	100.00
Total Defacement Amount					200.00



अहवाल दिनांक : 06/02/2023

गाव नमूना सात (अधिकार अभिलेख पत्रक)
[महापंचायत जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम ३,५,६ आणि ८]



गाव :- आडगांव - २

तालुका :- नाशिक

जिल्हा :- नाशिक

(944229)

ULPIN :

गट क्रमांक व उपविभाग : 626/2/624/33/प्लॉट/16

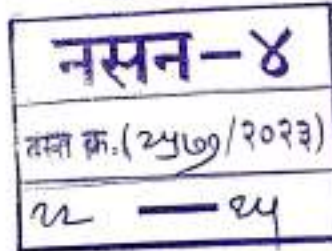
32211488997

32211488997

अ-धारणा पद्धती : भोगवटादार वर्ग - १

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
भोगवटे एकक आर.पो.मी. अक्षैक क्षेत्र विन शेती 0.57.44 आकारणी 27.57	14152	मे. रिजल सॅण्ड डेव्हलपर्स असोसिएशन विलहले भागीदारी संस्था सुधित सुयकांत बागड मौलम मोहनलाल शाखला विक्रम सुयकांत बागड -----सामाईक क्षेत्र-----	(28058) (28058) (28058) (28058) 0.57.44 27.57	कुळाचे नाव व खंड इतर अधिकार इतर विनचेती (28058) प्रलंबित फेरफार : नाही. सेवट्या फेरफार क्रमांक : 28058 व दिनांक : 04/02/2023
जमने फेरफार क्र. (१) ४८३८ ५ ५५०७ ५ ६७०६ ५ ८३९५ ५ १०९१९ ५ ११९४५ ५ ११२०९ ५ १२०५८ ५ १२२८९ ५ २११५१) (२१८७८ ५ २३९२८ ५ २४५५७ ५ २६८२८ ५ २६९९८)				हीजा आणि भुजापत्र विनचे :



नसम-४
दस्ता क्र. (२५७९/२०२३)
२३ — २५



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

Receipt of Document Handling Charges

PRN 2802202309858

Receipt Date 02/03/2023

Received from SELF, Mobile number 9890632766, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 2571 dated 02/03/2023 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.

DEFACED

₹ 520

DEFACED

Payment Details

Bank Name SBIN

Payment Date 28/02/2023

Bank CIN 10004152023022808939

REF No. 305910338562

Deface No 2802202309858D

Deface Date 02/03/2023

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

941/2571

गुरुवार, 02 मार्च 2023 12:13 म.नं.

दस्त मोघबारा भाग-1

नसम4

दस्त क्रमांक: 2571/2023

दस्त क्रमांक: नसम4 /2571/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरनेले मुद्रांक शुल्क: रु.100/-

हु. नि. सह. हु. नि. नसम4 यांचे कार्यालयात

क्र. नं. 2571 वर दि.02-03-2023

रोजी 12:08 म.नं. वा. हजर केला.

पावती 3269

पावती दिनांक: 02/03/2023

मादकरपाराने नाव: आदित्य विल्डकॉन, बागीचारी फर्म वर्फे भागीदार
बी.वसु किसान नवले, गेंडर जोनर व गेंडर डेव्हलपर म्हणुन -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पुढांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 620.00

Joint Sub Registrar Nashik-2
नाशिक-२Joint Sub Registrar Nashik-4
नाशिक-४

दस्ताचा प्रकार: डिक्लेरेशन

मुद्रांक शुल्क: प्रतिज्ञावेळ

शिष्टा क्र. 1 02 / 03 / 2023 12 : 08 : 40 PM ची वेळ: (सादरीकरण)

शिष्टा क्र. 2 02 / 03 / 2023 12 : 09 : 28 PM ची वेळ: (फी)





02/03/2023 12:17:49 PM

दस्तावेज नमूना भाग-2

नमून 4

दस्तावेज क्रमांक: 2571/2023

दस्तावेज क्रमांक: नमून 4/2571/2023

दस्तावेजा प्रकार: - विक्रीचे दस्तावेज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: अदित्य विनोदकांत, भागीदारी फर्म तर्फे भागीदार श्री. दत्तु किसन नवले, ग्रेटर ओवर व ग्रेटर डेव्हलपर म्हुणुन - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: फ्लॅट नं. 2, माई बुद्धि अपार्टमेंट, पाम हॉटेलजवळ, पावडीकाटा, नाशिक, रोड नं. - , महाराष्ट्र, पाम् ईक. पिन नंबर: ABCFA0436D	विनू देगार वय: -40 स्वाधरी:-		
2	नाम: अदित्य विनोदकांत, भागीदारी फर्म तर्फे भागीदार श्री. मोहन मधुकर जोराडे ग्रेटर ओवर व ग्रेटर डेव्हलपर म्हुणुन - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: फ्लॅट नं. 2, माई बुद्धि अपार्टमेंट, पाम हॉटेलजवळ, पावडीकाटा, नाशिक, रोड नं. - , महाराष्ट्र, पाम् ईक. पिन नंबर: ABCFA0436D	विनू देगार वय: -40 स्वाधरी:-		

वरील दस्तावेज करत देणार तपासणीत विक्रीचे दस्तावेज करत देणाऱ्याचे वस्तु करताना,
शिफा क्र 3 ची वेळ: 02 / 03 / 2023 12 : 10 : 43 PM

ओळख:-

मदर इमम दुयम निबंधक यांच्या ओळखीचे असून दस्तावेज करत देणाऱ्यांनी व्यक्ती: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम: वेंद, जयंत भालचंद्र घुमरे - वय: 52 पत्ता: विष्ठा कोर्ट, नाशिक पिन कोड: 422002		

शिफा क्र. 4 ची वेळ: 02 / 03 / 2023 12 : 13 : 59 PM

सह. दुय्यम निबंधक वर्ग-२
Joint Sub-Registrar, Nashik-2
नाशिक-४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Aditya Buildcon thru Dattu K Nawale	eChallan	69103332023022817182	MH016051185202223E	100.00	SD	0008043885202223	02/03/2023
2		DHC		2802202309858	520	RF	2802202309858D	02/03/2023
3	Aditya Buildcon thru Dattu K Nawale	eChallan		MH016051185202223E	100	प्रमाणित करण्यात येते की, RF 0008043885202223 या दस्तावेज एकूण २५० पाने आहेत		02/03/2023

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

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



सह. दुय्यम निबंधक वर्ग-२
नाशिक-४
2571/2023

पुस्तक क्रमांक १, क्रमांक

२५७९ वर नोंदला.
दि ०२ मार्च २०२३

(प्रमोद विमन)
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४