

395/10827

पावती

Original/Duplicate

Friday, October 29, 2021

नोंदणी क्र. :39म

6:37 PM

Regn.:39M

पावती क्र.: 11716 दिनांक: 29/10/2021

गावाचे नाव: भुसुरुळ

दस्तऐवजाचा अनुक्रमांक: नसन5-10827-2021

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: घनाईत अहिरे असोसिएट्स तर्फे भागीदार देवेन्द्र मधुकर अहिरे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
6:56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik-5

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-५.

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 620/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2810202111329 दिनांक: 29/10/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008126080202122E दिनांक: 29/10/2021

बँकेचे नाव व पत्ता:

*By Offline*

गुप्त प्रसापपत्र परत कला.



29/10/2021

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. नाशिक 5

दस्त क्रमांक : 10827/2021

नोदणी :

Regn:63m

गावाचे नाव : म्हसरुळ

|                                                                                                                                       |                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1)विणेखाचा प्रकार                                                                                                                    | घोषणापत्र                                                                                                                                                                                                                                                                          |
| (2)मोबदला                                                                                                                             | 0                                                                                                                                                                                                                                                                                  |
| (3) बाजारभाव(भाडेपट्ट्याच्या वायवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करवे)                                                     | 1                                                                                                                                                                                                                                                                                  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)                                                                                           | 1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: मौजे म्हसरुळ येथील मळ नंबर 301/प्लॉट/4/5/6/7 यांमी क्षेत्र 1144.95 चौ . मी . या वरील डिप-नंदनवन अपार्टमेंट या नावाचे इमारतीमधील मदनिका/युनिट मिळकती बाबतचे घोषणापत्र.( ( Survey Number : 301 ; Plot Number : 4+5+6+7 ; ) ) |
| (5) क्षेत्रफळ                                                                                                                         | 1) 1144.95 चौ.मीटर                                                                                                                                                                                                                                                                 |
| (6)आकारणी किंवा जुडी देण्यात अमेन नेव्हा.                                                                                             |                                                                                                                                                                                                                                                                                    |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-श्रीनार्ड अहिरे असोसिएट्स तर्फे भागीदार देवेंद्र मधुकर अहिरे वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शांतिनिकेतन ,हिमगोरी सोमायटी, गुलमोहर नगर , म्हसरुळ ,नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422004 पॅन नं:-AAIFD4236B         |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता                    |                                                                                                                                                                                                                                                                                    |
| (9) दस्तऐवज करून दिल्याचा दिनांक                                                                                                      | 29/10/2021                                                                                                                                                                                                                                                                         |
| (10)दस्त नोंदणी केल्याचा दिनांक                                                                                                       | 29/10/2021                                                                                                                                                                                                                                                                         |
| (11)अनुक्रमांक,खंड व पृष्ठ                                                                                                            | 10827/2021                                                                                                                                                                                                                                                                         |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                   | 100                                                                                                                                                                                                                                                                                |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                                     | 100                                                                                                                                                                                                                                                                                |
| (14)शेरा                                                                                                                              |                                                                                                                                                                                                                                                                                    |

मुल्यांकनामाठी विचारान घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद Affidavit

:- :-



सह. दुय्यम निबंधक वर्ग-२  
नाशिक-५.



नसमन-६  
क्र.सं. 90626 / 2021  
9 30 MTR

CHALLAN  
Form Number-6



|                                               |                    |               |                           |          |                           |      |                       |
|-----------------------------------------------|--------------------|---------------|---------------------------|----------|---------------------------|------|-----------------------|
| GRN                                           | MH008126080202122E | BARCODE       | 28/10/2021-11:11:41       |          | Form ID                   | 25.1 |                       |
| Department Inspector General Of Registration  |                    |               | Payer Details             |          |                           |      |                       |
| Stamp Duty                                    |                    |               | TAX ID / TAN (If Any)     |          |                           |      |                       |
| Type of Payment Registration Fee              |                    |               | PAN No.(If Applicable)    |          |                           |      |                       |
| Office Name NSK5_NASHIK 5 JOINT SUB REGISTRAR |                    |               | Full Name                 |          | Dhanait Ahire Associates  |      |                       |
| Location NASHIK                               |                    |               | Flat/Block No.            |          | S.No.301/plot/4/5/6/7     |      |                       |
| Year 2021-2022 One Time                       |                    |               | Premises/Building         |          |                           |      |                       |
| Account Head Details                          |                    | Amount In Rs. | Road/Street               |          | plot area 1144.95 Sq.mlr. |      |                       |
| 0030046401 Stamp Duty                         |                    | 100.00        | Area/Locality             |          | Mhasrul                   |      |                       |
| 0030063301 Registration Fee                   |                    | 100.00        | Town/City/District        |          |                           |      |                       |
|                                               |                    |               | PIN                       |          | 4 2 2 0 0 4               |      |                       |
|                                               |                    |               | Remarks (If Any)          |          |                           |      |                       |
|                                               |                    |               | SecondPartyName=self~     |          |                           |      |                       |
|                                               |                    |               | Amount in Words           |          |                           |      |                       |
|                                               |                    |               | Two Hundred Rupees Only   |          |                           |      |                       |
| Total                                         |                    | 200.00        |                           |          |                           |      |                       |
| Payment Details BANK OF MAHARASHTRA           |                    |               | FOR USE IN RECEIVING BANK |          |                           |      |                       |
| Cheque-DD Details                             |                    |               | Bank CIN                  | Ref. No. | 02300042021102893452      |      | 213014742167          |
| Cheque/DD No.                                 |                    |               | Bank Date                 | RBI Date | 28/10/2021-11:14:35       |      | Not Verified with RBI |
| Name of Bank                                  |                    |               | Bank-Branch               |          | BANK OF MAHARASHTRA       |      |                       |
| Name of Branch                                |                    |               | Scroll No. , Date         |          | Not Verified with Scroll  |      |                       |

Department ID :

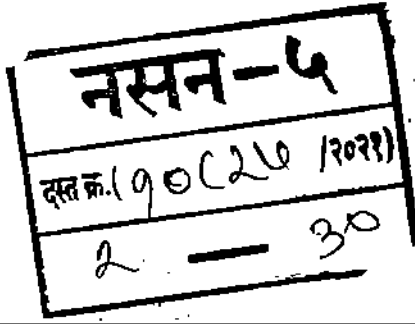
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. :

9422259244

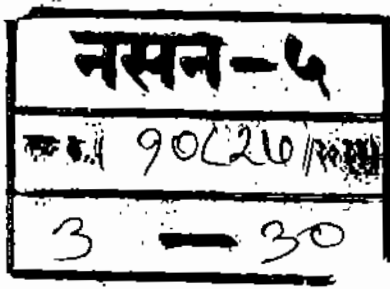
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

*Signature*



|                                                                                                                                                                                                                                                                                    |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Department of Stamp & Registration, Maharashtra                                                                                                                                                                                                                                    |                   |
| Receipt of Document Handling Charges                                                                                                                                                                                                                                               |                   |
| PRN 2810202111329                                                                                                                                                                                                                                                                  | Date 28/10/2021   |
| Received from Dhanait Ahire Asosiets Tarphe Bhagidar Devendr Madhukar Ahire, Mobile number 9823180701, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik. |                   |
| Payment Details                                                                                                                                                                                                                                                                    |                   |
| Bank Name MAHB                                                                                                                                                                                                                                                                     | Date 28/10/2021   |
| Bank CIN 10004152021102809649                                                                                                                                                                                                                                                      | REF No. 007771459 |
| This is computer generated receipt, hence no signature is required.                                                                                                                                                                                                                |                   |





**DECLARATION OF APARTMENT OWNERSHIP BY THE OWNER UNDER  
APARTMENT OWNERSHIP ACT, 1970.**

**THIS DEED OF DECLARATION** made and executed at Nashik on this **29** th day of **October 2021**.

**DHANAIT AHIRE ASSOCIATES, PAN NO. AAIFD4236B**, a partnership firm, having it's office at Avinash, Shivaji Nagar, Mhasrul, Dindori Road, Nashik-422004, through it's partners,

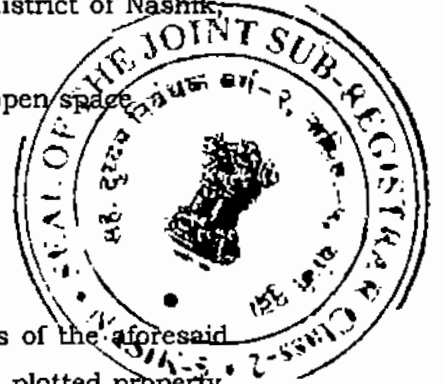
**MR. DEVENDRA MADHUKAR AHIRE**, age-45, occu- business. Having address: B-4, Shanatiniketan, Himgauri society, Gulmohar Nagar, Mhasrul, Dindori Road, Nashik-422004.

Herein after for the shake of brevity referred to as the GRANTORS/Owners{which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators or assignees }

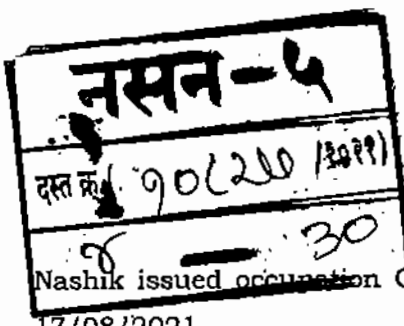
That the Grantors/Owners are fully empowered and qualified to execute this Deed do hereby state as follows.

1) That the Grantors/owners are the absolute owners and absolutely seized and possessed and otherwise well and sufficiently entitled non-agricultural piece of land .ploted property bearing **Plot No.4+5+6+7** admeasuring area **1144.95** sq.mtrs. of **S.No.301** of village **Mhasrul**, Nashik within the limits of Nashik Municipal Corporation, Nashik and within the registration district and sub district of Nashik, and which is bounded as follows-

|                     |   |                          |
|---------------------|---|--------------------------|
| On or towards East  | : | Colony Road & open space |
| On or towards South | : | Plot No.03               |
| On or towards West  | : | Open Space               |
| On or towards North | : | Adjoining S.No.          |



2. That Grantors/owners are the absolute & exclusive owners of the aforesaid N.A. plotted property and they are entitled to develop the aforesaid plotted property. And accordingly they have decided to develop the said property by constructing building thereon and sell the super structure to third person or to use himself as they may deem fit and proper. And accordingly Grantors have prepared Building plan on above plot along with T.D.R. admeasuring area 457.98 Sq.mtrs. which is approved by the Executive Engineer (Town Planning) Nashik Municipal Corporation, Nashik under sanction of Building permit and commencement Certificate No. No. LND/ BP/Mhasrul/ DCR/ 0347/ 2018 dated 31/08/2018. And as per the building plan grantors have commenced & completed construction of Parking + seven upper floor building as per approved completion plan namely DA-Nandanvan Apartment. And accordingly Executive Engineer Town Planning, Nashik Municipal Corporation,



Nashik issued occupation Certificate vide letter No.Na.NV/C-2/27727/2021 dated 17/08/2021.

the postal address of the above Apartment is,

**DA-NANDANVAN** Apartment, Plot No.4+5+6+7,S.No.301,Mhasrul,Tal.& Dist. Nashik.

3. That the said **DA-NANDANVAN** Apartment Consists of 28 residential units. the Constructions of the said units Shall be used by residential purpose only. each units is capable of individual utilization and facility of the Apartments will be sold to one or more owners, each owners has obtaining a particular and exclusive property rights there to said each apartment consisting and heritable, transferable immovable property within the meaning of any law for the time being force in the state hereinafter referred to as family units and also the undivided interest in the general and or restricted common areas and facilities listed herein after in this deed necessary for their adequate use general and or restricted Common areas and facilities of the above in accordance with the Maharashtra Apartment ownership Act 1970.

4. That this Apartment shall be known as the **DA-NANDANVAN** Apartment. That the said apartment consists of Ground floor parking + Seven floors residential units and top terrace of the building. which are more particularly described herein as below.

**a) Residential Family unit Flat No.101:**

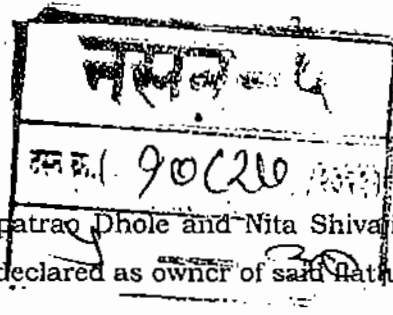
It is constructed in the building as per approved building completion plan attached here with at exhibit A on first floor having its constructed carpet area 78.36 Sq.mtr.+ Balcony area 8.73 Sqmtr. +double heights terrace area 4.55 sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold Mr. Pandurang Ulusha Gavit and Mrs. Sumitra Pandurang Gavit by registered Agreement of Sale, Regd, at Sr.No. 10822/2021 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Pandurang Ulusha Gavit and Mrs. Sumitra Pandurang Gavit and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**b) Residential Family unit Flat No.102:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on first floor having its constructed carpet area 59.51Sq.mtr.+ Balcony area 11.14 Sq. mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold Mr. Vinayak Popatrao Dhole and Nita Shivaji Lambole alias Mrs. Nita Vinayak Dhole to by registered Agreement of Sale, Regd, at Sr.No.11749/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted



to Mr. Vinayak Popatrao Dhole and Nita Shivaji Lambole alias Mrs. Nita Vinayak Dhole and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

c) **Residential Family unit Flat No.103:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on first floor having its constructed carpet area 60.44 Sq. mtr.+ Balcony area 11.12 Sq mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Jairam Haribhau Shinde and Mrs. Tarabai Jairam Shinde by registered Agreement of Sale, Regd, at Sr.No.638/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Jairam Haribhau Shinde and Mrs. Tarabai Jairam Shinde and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

d) **Residential Family unit Flat No.104:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on first floor having its constructed carpet area 78.03 Sq.mtr.+ Balcony area 9.63 Sq.mtr. +double heights terrace area 5.18 Sq. mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.

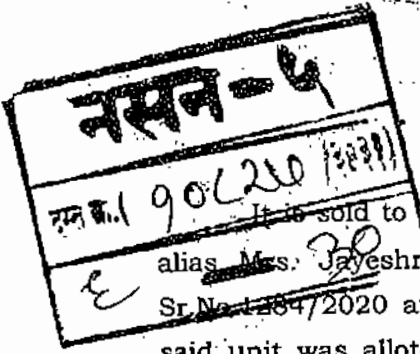
e) **Residential Family unit Flat No.201:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Second floor having its constructed carpet area 78.48 Sq.mtr.+ Balcony area 12.76 Sq.mtr. +double heights terrace area 4.45 sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Somnath Trimbak Bhoje and Vaishali Savliram Jagtap alias Mrs. Vaishali Somnath Bhoje by registered Agreement of Sale, Regd, at Sr.No. 11598/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Somnath Trimbak Bhoje and Vaishali Savliram Jagtap alias Mrs. Vaishali Somnath Bhoje and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

f) **Residential Family unit Flat No.202:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Second floor having its constructed carpet area 59.39 Sq.mtr.+ Balcony area 11.14 Sqmtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.



It is sold to Mr. Dinesh Ramchandra Mahale and Jayeshri Tukaram Sahare alias Mrs. Jayeshri Dinesh Mahale by registered Agreement of Sale, Regd. at Sr.No. 1284/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Dinesh Ramchandra Mahale and Jayeshri Tukaram Sahare alias Mrs. Jayeshri Dinesh Mahale and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**g) Residential Family unit Flat No.203:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Second floor having its constructed carpet area 60.38 Sq.mtr.+ Balcony area 11.12 Sqmtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Arvind Dadasaheb Thorat and Mrs. Alka Dadasaheb Thorat by registered Agreement of Sale, Regd. at Sr.No.5028/2021 at the office of Sub-Registrar, Nashik-3. As per sale Agreement said unit was allotted to Mr. Arvind Dadasaheb Thorat and Mrs. Alka Dadasaheb Thorat and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**h) Residential Family unit Flat No.204:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Second floor having its constructed carpet area 77.56 Sq.mtr.+ Balcony area 7.25 Sq.mtr. +double heights terrace area 4.55 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment

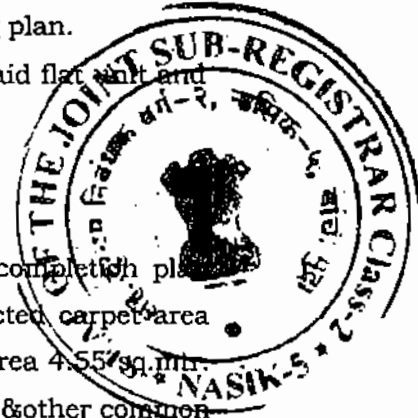
**i) Residential Family unit Flat No.301:**

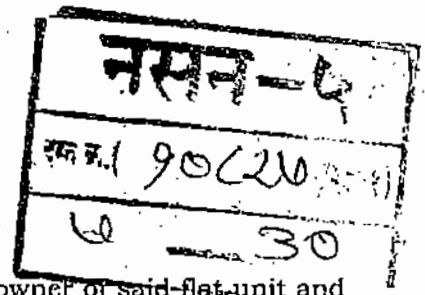
It is constructed in the building as per approved building completion plan attached here with at exhibit A on Third floor having its constructed carpet area 78.36 Sq.mtr.+ Balcony area 8.73 Sq.mtr. +double heights terrace area 4.55 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Kaustubh Shashikant Babrekar by registered Agreement of Sale, Regd. at Sr.No. 10137/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Kaustubh Shashikant Babrekar and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**j) Residential Family unit Flat No.302:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Third floor having its constructed carpet area 59.51 Sq.mtr.+ Balcony area 11.14 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.





It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.

**k) Residential Family unit Flat No.303:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Third floor having its constructed carpet area 60.44 Sq.mtr.+ Balcony area 11.12 Sqmtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Kailas Chindha Jadhav and Monali Sudam Marathe alias Mrs. Monali Kailas Jadhav by registered Agreement of Sale, Regd, at Sr.No. 10320/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Kailas Chindha Jadhav and Monali Sudam Marathe alias Mrs. Monali Kailas Jadhav and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.



**l) Residential Family unit Flat No.304:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Third floor having its constructed carpet area 76.07 Sq.mtr.+ Balcony area 9.53 Sq.mtr. + double heights terrace area 5.02 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Umesh Deoman Bachhav and Mrs. Shobhabai Deoman Bachhav by registered Agreement of Sale, Regd, at Sr.No.5172/2021 at the office of Sub-Registrar, Nashik-3. As per sale Agreement said unit was allotted to Mr. Umesh Deoman Bachhav and Mrs. Shobhabai Deoman Bachhav and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

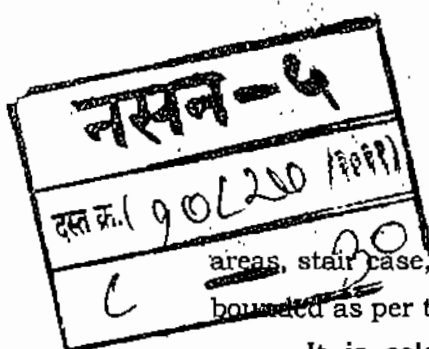
**m) Residential Family unit Flat No.401:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fourth floor having its constructed carpet area 78.48 Sq.mtr.+ Balcony area 12.76 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Yogesh Sahebrao Zond by registered Agreement of Sale, Regd, at Sr.No.6822/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Yogesh Sahebrao Zond and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**n) Residential Family unit Flat No.402:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fourth floor having its constructed carpet area 59.39 Sq.mtr.+ Balcony area 11.14 Sq.mtr. along with right to use common passage,



areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Yogesh Bhalchandra Yeole by registered Agreement of Sale, Regd, at Sr.No.11597/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Yogesh Bhalchandra Yeole and declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**0) Residential Family unit Flat No.403:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fourth floor having its constructed carpet area 60.44 Sq.mtr.+ Balcony area 11.12 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Prashant Balwant Sonawani and Mrs. Nayna Prashant Sonawani by registered Agreement of Sale, Regd, at Sr.No.7838/2021 at the office of Sub-Registrar, Nashik-1. As per sale Agreement said unit was allotted to Mr. Prashant Balwant Sonawani and Mrs. Nayna Prashant Sonawani and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**p) Residential Family unit Flat No.404:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fourth floor having its constructed carpet area 77.56 Sq.mtr.+ Balcony area 7.25 Sq.mtr. +double heights terrace area 4.55 sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.

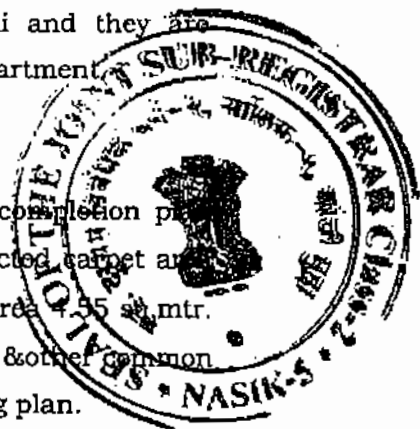
**q) Residential Family unit Flat No.501:**

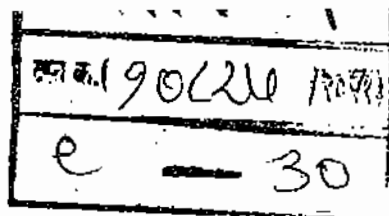
It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fifth floor having its constructed carpet area 78.36 Sq.mtr.+ Balcony area 8.73 Sq.mtr. +double heights terrace area 4.55 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Vikas Shankarrao Dighe and Mrs. Suvarna Vikas Dighe by registered Agreement of Sale, Regd, at Sr.No.8042/2021 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Vikas Shankarrao Dighe and Mrs. Suvarna Vikas Dighe and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

**r) Residential Family unit Flat No.502:**

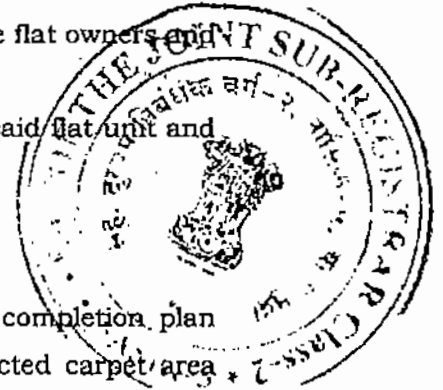
It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fifth floor having its constructed carpet area 59.51 Sq.mtr.+ Balcony area 11.14 Sq.mtr. along with right to use common passage,





areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.



s) **Residential Family unit Flat No.503:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fifth floor having its constructed carpet area 60.44 Sq.mtr.+ Balcony area 11.12 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Rahul Shivaji Wavhal and Sanika Rahul Wavhal by registered Agreement of Sale, Regd. at Sr.No.9258/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Rahul Shivaji Wavhal and Sanika Rahul Wavhal and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

t) **Residential Family unit Flat No.504:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Fifth floor having its constructed carpet area 78.03 Sq.mtr.+ Balcony area 9.63 Sq.mtr. +double heights terrace area 5.18 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.

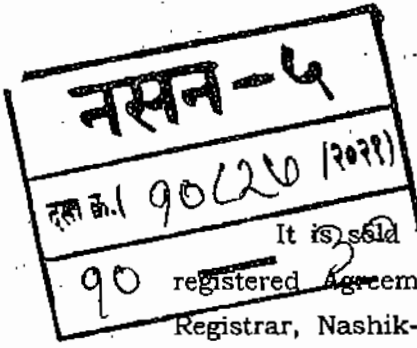
u) **Residential Family unit Flat No.601:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Sixth floor having its constructed carpet area 78.48 Sq.mtr.+ Balcony area 12.76 Sq.mtr. +double heights terrace area 4.45 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr.Gulab Laxman Bhusal and Mrs. Rekha Gulab Bhusal by registered Agreement of Sale, Regd. at Sr.No.11414/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Gulab Laxman Bhusal and Rekha Gulab Bhusal and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

v) **Residential Family unit Flat No.602:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Sixth floor having its constructed carpet area 59.39 Sq.mtr.+ Balcony area 11.14 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

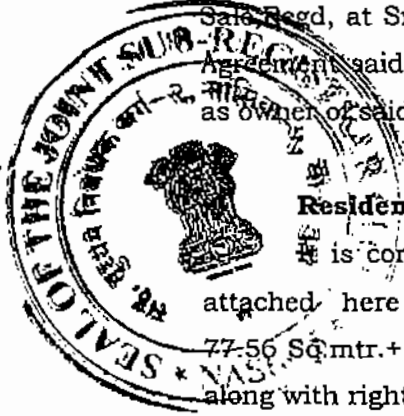


It is sold to Mr. Sandip Tanaji Yeshi and Mrs. Manisha Sandip Yeshi by registered Agreement of Sale, Regd. at Sr.No.4025/2021 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Sandip Tanaji Yeshi and Mrs. Manisha Sandip Yeshi and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

w) **Residential Family unit Flat No.603:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Sixth floor having its constructed carpet area 60.44 Sq.mtr.+ Balcony area 11.12 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Hanumant Vishwanath Pawar by registered Agreement of Sale, Regd. at Sr.No.8839/2020 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Hanumant Vishwanath Pawar and declared as owner of said flat unit and member of DA-Nandanvan Apartment.



**Residential Family unit Flat No.604:**

It is constructed in the building as per approved building completion plan, attached here with at exhibit A on Sixth floor having its constructed carpet area 77.56 Sq.mtr.+ Balcony area 7.25 Sq.mtr. +double heights terrace area 4.55 sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Abhiman Daulat Deore and Nandavati Raghunath Gunjal alias Nandavati Abhiman Deore by registered Agreement of Sale, Regd. at Sr.No.9957/2021 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Abhiman Daulat Deore and Nandavati Raghunath Gunjal alias Nandavati Abhiman Deore and they are declared as owner of said flat unit and member of DA-Nandanvan Apartment.

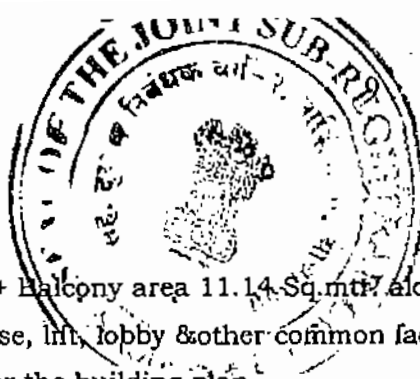
y) **Residential Family unit Flat No.701:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Seventh floor having its constructed carpet area 78.36 Sq.mtr.+ Balcony area 8.73 Sq.mtr. +double heights terrace area 4.55 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is sold to Mr. Premanand Pandurang Makar and Sangita Premanand Makar by registered Agreement of Sale, Regd. at Sr.No.10211/2021 at the office of Sub-Registrar, Nashik-5. As per sale Agreement said unit was allotted to Mr. Premanand Pandurang Makar and Sangita Premanand Makar and declared as owner of said flat unit and member of DA-Nandanvan Apartment.

z) **Residential Family unit Flat No.702:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Seventh floor having its constructed carpet area



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59.51 Sq.mtr.+ Balcony area 11.14 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.

**A1) Residential Family unit Flat No.703:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Seventh floor having its constructed carpet area 60.44 Sq.mtr.+ Balcony area 11.12 Sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.

**B1) Residential Family unit Flat No.704:**

It is constructed in the building as per approved building completion plan attached here with at exhibit A on Seventh floor having its constructed carpet area 78.03 Sq.mtr.+ Balcony area 9.63 Sq.mtr. + double heights terrace area 5.18 sq.mtr. along with right to use common passage, areas, stair case, lift, lobby & other common facility along with all the flat owners and bounded as per the building plan.

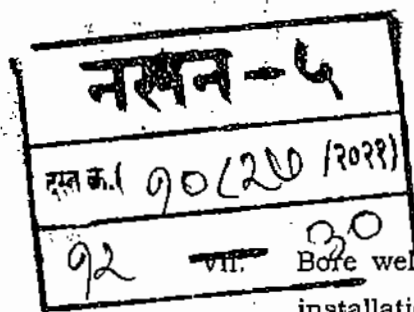
It is unsold and hence Grantors are declared as a owner of said flat unit and member of DA-Nandanvan Apartment.

**COMMON AREAS AND FACILITIES**

(A) All that piece and parcel of land described in paragraphs first including marginal space, passage, staircase, lift, common top terrace of the building to the owners of the first of this deed. The area of land which is not included in the restricted areas and facilities for the use and enjoyment of the apartment unit holders of respective holders.

(b) Following facilities are located through out the building.

- I. the stair case and stair case landing referred in this deed of in the building which leads from the ground to the roof of the building.
- II. Underground water tank located in the side margin and overhead water tank located on the Terrace of the building.
- III. plumbing net work throughout the building .
- IV. Sanitary network throughout the building & septic tank lo-cated in the side margin.
- V. Electric wiring network throughout the building
- VI. Necessary electrical lighting network and water tank connection throughout the building.



- Bore well along with Electric Motor pump set and general all apparatus and installations existing for common use.
- VIII. Common electric meters for common consumption.
- IX. Common passage, common marginal space with compound wall & main gate.
- X. Common Lift's with battery backup's unit and lift Room's at Terrace.

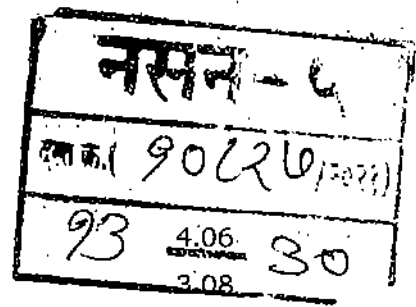
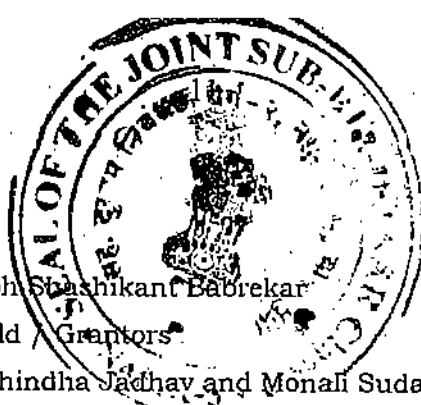
#### RESTRICTED AREAS

- I. Allotted Parking for each flat owners as per sheet Attached.
- II. Partition walls common between such two apartments shall be restricted and be common between the same two units only.
- III. The passage portion lying between staircase and apartment units at various floors and at various stages shall be restricted for the use and enjoyment of all apartment unit holders.
- IV. The staircase landing from ground floor level to top floor level.

5) a.) That the said flat units are sold by the Vendor to the following listed flat purchasers by registered Agreement for Sale And accordingly they are declared a members of said Apartment as a absolute owners of flat units.

That the rights, title and interest of each owner of the Flat unit in the general areas and facilities described in clause fourth as well as the proportionate share in the profits and common expenses in the said general common areas and facilities as well as the proportionate representation for voting purpose in the meeting of the association of Apartment unit owners in DA-Nandanvan Apartment condominium is based on the proportionate area of each unit to the total area of all units. The names of flat owners and table of areas and the percentages of voting rights given to each owners as under:-

| FlatNO. | Name of the owner                                                                           | Voting % |
|---------|---------------------------------------------------------------------------------------------|----------|
| 101     | Mr. Pandurang Ulusha Gavit & Sumitra Pandurang Gavit                                        | 4.06%    |
| 102     | Mr. Vinayak Popatrao Dhole &<br>Nita Shivaji Lambole alias Mrs. Nita Vinayak Dhole          | 3.08     |
| 103     | Mr. Jairam Haribhau Shinde and<br>Mrs. Tarabai Jairam Shinde                                | 3.13     |
| 104     | unsold / Grantors                                                                           | 4.05     |
| 201     | Mr. Somnath Trimbak Bhoye and Vaishali Savliram<br>Jagtap alias Mrs. Vaishali Somnath Bhoye | 4.06     |
| 202     | Dinesh Ramchandra Mahale and Jayeshri Tukaram<br>Sahare alias Mrs. Jayeshri Dinesh Mahale   | 3.07     |
| 203     | Mr. Arvind Dadasaheb Thorat and Mrs. Alka<br>Dadasaheb Thorat                               | 3.12     |
| 204     | unsold / Grantors                                                                           | 4.02     |



|     |                                                                                          |      |
|-----|------------------------------------------------------------------------------------------|------|
| 301 | Mr. Kaustubh Shashikant Babrekar                                                         |      |
| 302 | unsold / Grantors                                                                        |      |
| 303 | Mr. Kailas Chindha Jadhav and Monali Sudam<br>Marathe alias Mrs. Monali Kailas Jadhav    | 3.13 |
| 304 | Mr. Umesh Deoman Bachhav and Mrs. Shobhabai<br>Deoman Bachhav                            | 3.94 |
| 401 | Mr. Yogesh Sahebrao Zond                                                                 | 4.06 |
| 402 | Mr. Yogesh Bhalchandra Yeole                                                             | 3.07 |
| 403 | Mr. Prashant Balwant Sonawani and Mrs. Nayana<br>Prashant Sonawani                       | 3.13 |
| 404 | unsold / Grantors                                                                        | 4.02 |
| 501 | Vikas Shankarrao Dighe and Mrs. Suvarna Vikas Dighe                                      | 4.06 |
| 502 | unsold / Grantors                                                                        | 3.08 |
| 503 | Rahul Shivaji Wavhal and Sanika Rahul Wavhal                                             | 3.13 |
| 504 | unsold / Grantors                                                                        | 4.05 |
| 601 | Mr. Gulab Laxman Bhusal and Mrs. Rekha Gulab Bhusal                                      | 4.06 |
| 602 | Mr. Sandip Tanaji Yeschi & Mrs. Manisha Sandip Yeschi                                    | 3.07 |
| 603 | Mr. Hanumant Vishwanath Pawar                                                            | 3.13 |
| 604 | Mr. Abhiman Daulat Deore and Nandavati Raghunath<br>Gunjal alias Nandavati Abhiman Deore | 4.02 |
| 701 | Mr. Premanand Pandurang Makar and Sangita<br>Premanand Makar                             | 4.06 |
| 702 | unsold / Grantors                                                                        | 3.08 |
| 703 | unsold / Grantors                                                                        | 3.13 |
| 704 | unsold / Grantors                                                                        | 4.05 |

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100%

That proportionate representation for voting provided herein above may be limited in accordance with the provisions of the bye laws attached hereto as exhibit B.

6) That the Administration of the DA-Nandanvan Apartment condominium consisting as aforesaid of the building and parcel of land described in the paragraphs first of this deed shall be in accordance with the provisions of this and with the provision of laws which are made as part of this and are attached as Exhibit B.

7) That as appears above A plan of apartment ownership is hereby consisting under and subject the provisions of the Maharashtra ownership Act 1970 so that the apartment units may be conveyed and registered as individual properties capable of independent unit, on account of having its own exist to a common areas and facilities of the building each family units owner having and exclusive and particular right, title and interest over is respective family units and in addition the specified undivided interest in the common areas and / or restricted common areas and facilities.

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That for the purpose of stamp duty and registration fees to be imposed on the registration of this deed in the office of the Sub-Registrar of Declaration of Deed of Apartment u/s.35.

(9) That the percentage of the undivided interest in the general and or restricted common areas and facilities establish herein shall not be changed except with the unanimous consent of all apartment owners expressed in the amendment to this deed duly registered.

10) That the undivided interest in the general and/or restricted area shall not be separated from the family unit to which is appertains and shall be deemed conveyed or encumbered with the even through such interest is not expressly mentioned as described in the conveyance or other instrument.

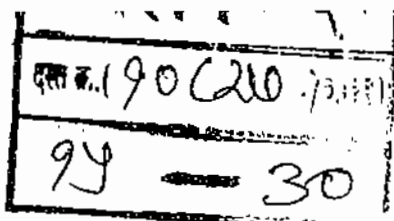
11) That each Apartment owner shall comply with provisions of this deed, the bye laws, decisions & resolution of the Association of Apartment owner of its representative and failure to comply with any such provisions, decisions or resolution shall be ground for an action to recover sums due for damages or for injunctive relief.

12) That the dedication of the property to the plan of Apartment ownership herein shall not be revoked or the property removed from the plan of Apartment owners of the apartment and the mortgages of all the mortgages conveying the units unanimously agree to such revocation or amendment or removal the property from the plan by duly registered instrument.

13) That no Apartment owner of a family unit may exempt himself from the liability for his contribution towards the common expenses by waiver of the or enjoyment of any of the general and / or restricted common areas and facilities or by the abandonment of his family unit.

14) All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any unit shall constitute a charge on such unit prior to all those charge except only charge, if any, on the family unit for payment to Government of municipal taxes and other any types of taxes and N.A. taxes.

15) That the person i.e. present or future owner or any other persons that might use the facilities of the building in any manner, are subject to the provisions of this deed and that mere acquisitions or rental if any of the unit of the building and any rented or if the occupants of the family units are provided for residential obligation the Apartment owner of the respective units shall have the absolute right to lease such unit or give it on live and license or caretaker basis is made subject to the covenants & restriction continued in this declaration and further subject the bye laws in Exhibit B attached here to.



16) That if the property subject 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.

17) That, where a family unit is sold by a Mortgagee in exercise of his powers of sale under an English Mortgage or by a court in execution of a decree in a suit brought by a Mortgage against the owner of such unit then neither the Mortgage nor Purchaser derives title to the family unit at such sale or his successors or assigns shall be liable for assessments by the Association which become due prior to the acquisition of title by such acquirer it being understood, however that the above shall not be construed to prevent the Association of Apartment and enforcing same as forfeited byelaws, and that such charges shall be subordinate to such Mortgagee.

#### EXHIBIT -B

#### BYE-LAWS OF DA-NANDANVAN CONDOMINIUM.

#### CHAPTER-1

##### 1. SHORT TITLE & APPLICATION :

- a) the bye laws may be called the bye laws of the DA-Nandanvan Apartment condominium.
- b) the provisions of these bye- laws apply to DA-Nandanvan Apartment condominium

##### 2) DEFINATION :

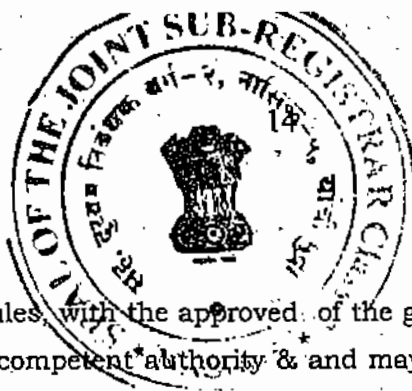
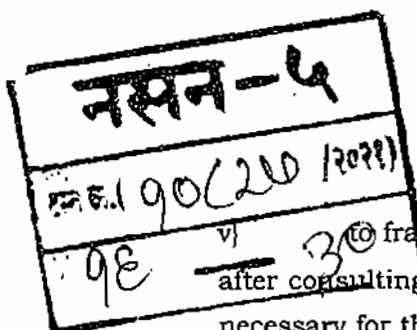
- A) "Act" means The Maharashtra Apartment ownership Act-1970.
  - b) "Association" means the Association of all the Apartment owners constituted by such owners for the purpose of the DA-Nandanvan Apartment condominium.
  - c) "Board" means a board of manager consisting of our person all of whom shall be owners of Apartments in the DA-Marvel Apartment
  - d) The DA-Nandanvan Apartment located on Plot No.4+5+6+7,S.No.301 at Mhasrul, Tal.& Dist.Nashik.
  - e) "unit" means a family residential unit in the said Apartment
  - f) "Registrar" means the registrar co- op soc.
- 3) The Apartment located at Mhasrul, Tal.& Dist.Nashik known as DA-Nandanvan Apartment condominium is submitted to the provisions of the act.

##### 4) OBJECT OF ASSOCIATIONS:

A) the object of Association shall be

- i) to be & act as the Association of Apartments owners of the projects.
- ii) to invest to deposit money
- iii) to provided for maintenance, repairs & replacement for the common areas & facilities by contribution from the Apartment owners.
- iv) to advanced with the consent of the Apartment owners any short term loans to any Apartments owners in case of any emergent necessity & to provided for the repayment there of in lump sum or in installment.





to frame rules, with the approved of the general meeting of association & after consulting the competent authority & and may establish a provident fund, if necessary for the benefit of the employees of the association.

5) MEMBERS OF ASSOCIATION :

1. All persons who have purchased residential units in the DA-Nandanvan Apartment condominium & executed respective declaration under section 5 subornation their units to provisions of the act shall automatically by the members of the association and shall pay the sum of one rupee as interest fee & may purchases at least on share of the face value of Rs. 100/- Each Apartment owners shall receive a copy of the bye-laws an payment of one rupee.

2. Upon any apartment owner selling his apartment or absolutely conveying the same by way gift under his will or other wise the purchaser or Donee shall automatically become member of the association and shall be admitted as member on payment of the entrance of one rupee. the shares held by the apartment owner shall be transferred to the name of such purchaser or donee on payment of one rupee to the association.

3. On the death of an apartment owner his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will or to the legal heirs of his estate incase he has not made any specific bequest. the name of legatee or the names of the legal heirs jointly shall be entered same in the register of apartment owner maintained by the secretary for the purpose of administration of the DA-Nandanvan Apartment as a apartment owner. where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6) JOINT APARTMENT OWNERS

where an apartment has been purchased by two or more persons jointly they shall be jointly entitled to the apartment and the shares of the association shall be issued in their joint names. but the person whose name stands first in the share certificate shall alone have the right to vote,

7. \* HOLDING OF OWNERSHARE COMPULSORY :-

Every Apartment owner must hold at least one share of associations.

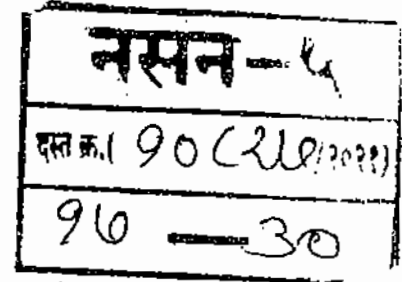
8) DIS QUALIFICATIONS:

No Apartment owner shall be entitle to votes on the questions of the election of members of the board, president, secretary, Treasurer or any other office bare of be entitle to stand for telecoms of such office if he is in arrears of any sum due from him in respect of his contribution for common expenses for more that sixty days on the last day of the year proceeding the year in which the election to the board would take place.

## VOTING QUORUM &amp; PROXIES

- 1) voting shall be on a percentage basis and the percentage of votes of which the owner is entitled is the percentage assigned to the family units in the declaration
- 2) Except as otherwise provided in these byelaws, the percentage person of a majority of owners shall constitute a quorum
- 3) votes shall be cast in person.

CHAPTER-III  
ADMINISTRATIONS



## 1) POWER &amp; DUTIES OF ASSOCIATION :

The Association will have responsibility of administering DA-Nandanvan Apartment condominium approving the annual budget, establishing & collecting monthly assessments and arranging for the management of the DA-Nandanvan Apartment condominium in an efficient manner; except as otherwise provided the resolution of the Association shall require the approval by majority of apartment owners casting vote in person.

## 2) PLACE OF MEETING :

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

## 3) ANNUAL MEETING :

the first annual meeting of the association shall be held on and thereafter the annual meetings of the associations shall be held 31st day of March every year.

## 4) SPECIAL MEETING :

it shall be the duty of the president to call a special meeting of the Apartment owners as directed by a resolutions of the board or upon a petitions signed by a majority of the owners.

## 5) NOTICE OF MEETING :

It shall be the duty of the secretary to send a notice of each annual or special meeting stating the purpose thereof as well as the time and place where it is so held, to each apartment owner at list 2 but not more than 7 days prior to such meeting.

## CHAPTER-IV

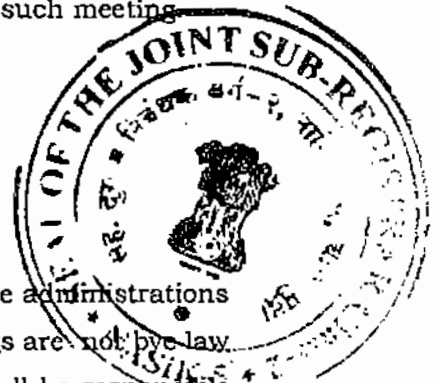
## board of managers

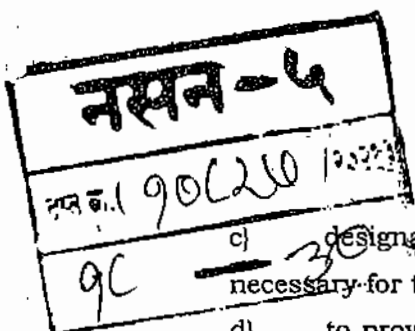
## 1) MANAGEMENT OF ASSOCIATION .

the affairs of the associations shall be governed by a board.

- 2) the board shall have the powers and duties necessary for the administrations of the affairs of the associations and may do all such acts and things are not by law or these bye laws or by resolution of the association the board shall be responsible for the following-

- a) care, and surveillance of the DA-Nandanvan Apartment condominium and common areas and facilities and restricted common areas and facilities.
- b) collections of monthly assessments from the flat owners.





c) designations, employment, remunerations and dismissal of personal necessary for the maintains & operations of the said condominium.

d) to provide for the manner in which the audit & accounts of the associations shall be carried out.

e) to inspect the accounts kept by the secretary & examine the registers & account books & to take steps for the recovery of all sum due to the association

f) to sanctions working expenses, cash balance & held with other misc. business

g) to see cash book is written up promptly & is signed duly by one of the members board Authorized in this behalf

h) to here & deal with complaints.

4) **MANAGER-**

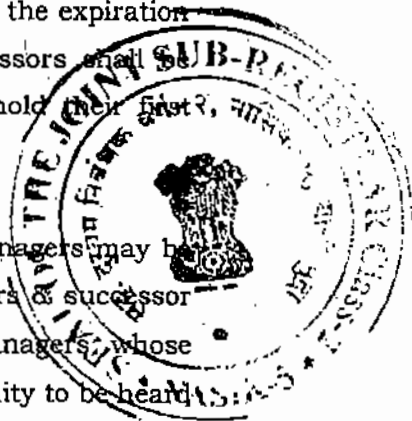
the board may employ for the association manager at a compensations determined by the board to perform such duties & services as the board shall Authorized including but not limited to the duties listed in bye- laws.

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

At the first annual meeting of the association, the term of office of managers shall be fixed for three years. the terms of office of to shall be fixed at to years & the term of office one manager shall be fixed at one year. At the expiration of the initial term of office of each respective Managers, his successors shall be elected to serve a term of their successors have been elected & hold their first meeting.

6) **REMOVAL OF MANAGERS :**

at any regular of special duly called any one more of the managers may be removed with or without cause by a majority of the Apartment owners & successor may then & there be elected to fill the vacancy thus created. Any Managers, whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.



## CHAPTER-V

### OFFICERS:

1) **PRESIDENT**

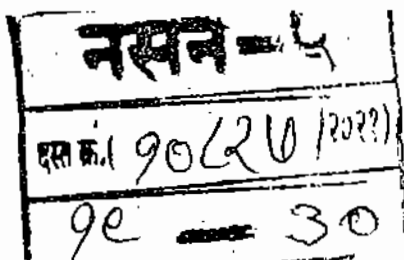
The president shall be chief Executive officer of the association he shall preside at all meeting of the association & of the board. he shall have of the general power & duties which agree usually vested in the office of president of an association including but not limited to the power to appoint comities from among the owners from time to time as be may in his discretions decide to be appropriate to assist in the conduct of the affairs the associations.

2) **SECRETARY**

the secretary shall keep the minutes of all meetings of the board & the minutes of all meeting, he shall have change of such books & meetings he shall have change of such book & papers as the board may direct & he shall in general, perform all the duties incidental to the office of secretary.

3) **TREASURER :-**

the treasurer shall be responsible for keeping full & accurate accounts of all receipts & disbursements in books belonging to the association He shall be



responsible for the deposit of all money & other valuable effects in name & to the credit of the vasodilatation in such depositories as may form time to time be designated by the board .

CHAPTER -VI  
OBLICATIONS OF THE APARTMENT OWNER



1) ASSESSMENTS:

All owner are obliged to pay monthly assessments imposed by the association to meet all expenses relating of he said condominium which may included an insurance premium for the policy to cover repair & reconstructions work in case of hurricane fire, earthquake of calamity, the assessment shall make prorate according to the value of the unit assessment shall include monthly payments to General reserve.

2) MAINTNANCE & REPAIR

- a) Every owner must perform promptly all maintenance & repair work within his own unit which if omitted would effect the said condominium in entirely or in part belonging to other owners being expressly responsible for the damage & liabilities that his failure to do so may endanger.
- b) All the repair of internal installation of the unit such as water. electrical, gas, power,sewage, telephone ,T.V. doors, windows etc belonging to the unit area shall be at the expenses of the Apartment owner concerned.
- c) An owner shall reimburse the association for expenditure incurred in repairing or replacing any common area & facility damaged through his fault.

3) RIGHT TO ENTRY:

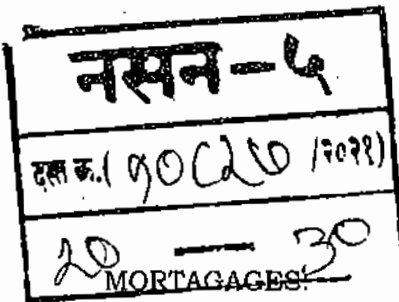
An owner shall grant the right to entry to the Manager or to any other person authorized by the board or the association in case of any emergency originating in or threatening his units whether the organization his unit whether the owner is present at that time or not an owner shall permit others owners or their representatives when so required to enter his units for the purpose or performing installation, alteration or repairs to the mechanical or electrical services provided the request for entry are made in advance .

4) ACCOUNTS :

A banking account shall be opened by the association into which all money received on behalf of the association shall be paid provided that the secretary may retain in his personal custody an among not exceeding Rs 500/- for petty. expenses All the secretary & president of the association .

5) PUBLICATIONS OF ACCOUNTS & REPORTS

A copy of the last financial statements & of the Report of the auditor, if any, shall be kept in a conspicuous lace in the office or the associations.



## CHAPTER -VII

- 1) An owner who mortgagor his unit shall notify the association through Manager, if any, president the name address of his mortgages & the association shall maintain such information in a book entitled as "Mortgages of units.
- 2) The association shall at the request of a mortgages of units report any unpaid assessment due form the owners of such unit.

## CHAPTER -VIII

## AMENDMENT TO PLAN OF APARTMENT

## AMENDEMENT OF BYE-LWAS

These bye-laws may be amended by the association in a duly constituted meeting for such purpose & no amendment shall take effect unless approved by owners representing at least 75% of the total value of all units in the said condominium as shown in the declarations.

IN WITNESS WHEREOF above land property owner/Grantor has hereto set his hand this 29 th day of October 2021.

**SIGNED & DELIVERED BY**

**DHANAIT AHIRE ASSOCIATES**

through it's partners,

*[Signature]*



**MR. DEVENDRA MADHUKAR AHIRE**

Grantors/Owners

IN THE PRESENCE OF WITNESS :

1. Ravindra v. Dhonait
2. Pandurang U. Gawit

*[Signature]*

*[Signature]*



नसम-५  
सं. १०८२७  
२९ - ३०

अहवाल दिनांक : 17/10/2019

महाराष्ट्र जमीन महसूल अधिکار अधिनियम आणि नोंदवह्या (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम २५, ६ आणि ७

गाव : म्हसळ तालुका : नाशिक जिल्हा : नाशिक शेवटचा फेरफार क्रमांक : २०७७५ व दिनांक : २६/०४/२०१८

| भूमापन क्रमांक व उपविभाग                                                                                  | भू-धारणा पद्धती    | भोगवटादाराचे नाव         |
|-----------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| ३०१/प्लॉट नं १४/१६/७७                                                                                     | भोगवटादार वर्ग - १ |                          |
| शेताचे स्थानिक नाव :-                                                                                     | क्षेत्र            | आकार                     |
| क्षेत्र एकक                                                                                               | आर.पी.मी.          | फी.फु.                   |
| विन शेती                                                                                                  | ११.४४.९५           |                          |
| विन शेती आकारणी                                                                                           | ३७७.००             |                          |
| जिरायत                                                                                                    |                    |                          |
| बागायत                                                                                                    |                    |                          |
| तरी                                                                                                       |                    |                          |
| वरकस                                                                                                      |                    |                          |
| इतर                                                                                                       |                    |                          |
| एकूण क्षेत्र                                                                                              |                    |                          |
| पोट-छाव (सांगवडीत अयोग्य)                                                                                 |                    |                          |
| यर्ग (अ)                                                                                                  |                    |                          |
| यर्ग (ब)                                                                                                  |                    |                          |
| एकूण पोट                                                                                                  | ०.००.००            |                          |
| आकारणी                                                                                                    | ०.००               |                          |
| जमीन किंवा विरोध                                                                                          |                    |                          |
| आकारणी                                                                                                    |                    |                          |
| जमने फेरफार क्र. (१६३५०), (१६४१३), (१९५०९), (१९५११), (१९५३५), (१९५३५), (२०७७५), (२०७७५), (२०७७५), (२०७७५) |                    | सीमा आणि भूमापन चिन्हे : |



महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवह्या (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम २५, ६ आणि ७

| वर्ष | हंगाम | मिश्र पिकावलीत क्षेत्र |           |            |                  |           |            | निर्भक्त पिकावलीत क्षेत्र |           |            | सांगवडीसाठी उपलब्ध नसलेली जमीन |           | जल सिंचनाचे साधन | शेरा |
|------|-------|------------------------|-----------|------------|------------------|-----------|------------|---------------------------|-----------|------------|--------------------------------|-----------|------------------|------|
|      |       | मिश्र पिकावलीत क्षेत्र | जल सिंचित | अजल सिंचित | पिकावलीत क्षेत्र | जल सिंचित | अजल सिंचित | निर्भक्त पिकावलीत क्षेत्र | जल सिंचित | अजल सिंचित | स्वरूप                         | क्षेत्र   |                  |      |
| (१)  | (२)   | (३)                    | (४)       | (५)        | (६)              | (७)       | (८)        | (९)                       | (१०)      | (११)       | (१२)                           | (१३)      | (१४)             | (१५) |
|      |       |                        | आर.पी.मी. | आर.पी.मी.  |                  | आर.पी.मी. | आर.पी.मी.  |                           | आर.पी.मी. | आर.पी.मी.  |                                | आर.पी.मी. |                  |      |

"या प्रमाणित प्रतीसाठी की म्हणून (५/- रुपये मिळाले.)  
दिनांक :- २८/०६/२०२१  
सांकेतिक क्रमांक :- २७२०००११०२५९०००००६२०२१११३४४

(नाम :- गणेश उमराव पाटील)  
तलाठी साभरा :- म्हसळ, नाशिक जिल्हा, नाशिक  
ता. जि. नाशिक



गाव नमुना नऊ

दैनिकी पावती पुस्तक

महाराष्ट्र शासन (रोजकीद व पावती पुस्तक)

गाव : म्हसळ तालुका : नाशिक जिल्हा : नाशिक

दिनांक : १५/०६/२०२१

भोगवटादार/विसे देणारा

एकत्रीकृत जमीन महसूल

चालू वर्ष म्हणजे

नियत संकीर्ण

वर्ष रु. पै. रु. पै.

३०६०-००

(अधारी) रुपये

२८/०६/२०२१

२८/०६/२०२१

२८/०६/२०२१

२८/०६/२०२१

२८/०६/२०२१

२८/०६/२०२१

२८/०६/२०२१



**नसन-५**  
दस्त क्र. १०८२००/२०२१  
२२ - ३०

न्यायिक महानगरपालिका, नाशिक

No.

इमारत वापर करणे दाखला

(पूर्ण/भत्ताशः)

जाचक क्र./ननिवि/ सी २/२०७२७/२०२१

दिनांक : १०/०८/२०२१

श्री./श्रीमती धनंजलि आहरे असो. भागी. संस्था लॉफे भागी. आ. देवेद्र मधुकर आहरे  
प्रकल्पाचे ठिकाण व पत्ता : व. आ. विठ्ठल कारभारी धनंजलि

पत्ता - डेव्हसळा इसर पेशाल पंप म्हसळळ नाशिक दिंडोरी रोड

संदर्भ : आपला दिनांक ०४/०५/२०२१ चा अर्ज क्रमांक सी २/ओसी १५३

महाशय,

दाखला देण्यात येतो की, म्हसळळ शिवावातील/सि.स.नं., स.नं. ३०१  
प्लॉट नं. ४५५५५५ अं. भू. क्र. मधील इमारतीच्या लहू पार्किंग + भात मजले फक्त

मजल्याचे इकडील बांधकाम परवानगी क्र. सी.सी.आर/३४७/२०१८ दिनांक ३१/०८/२०१८ अन्वये  
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. विजय सानप रजिस्ट्रेशन क्र. १२४/८८२३८८

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

१) एकूण बांधकाम क्षेत्र २०८२.०५ — चौ.मी. या पैकी निवासी — निवासेतर — चौ.मी.

२) एकूण चटई क्षेत्र १८३५.०० — चौ.मी. या पैकी निवासी — निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/निवासी कारणाकरिताच करता येईल.

२) सदर इमारतीत म.न.पा.च्या पूर्वपरवानगी शिवाय धातूगट्टे व बांधकामामध्ये कोणताही बदल करता येणार नाही. परस्पर वापरात व  
बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तत्तुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ३०६१५१४८

४) अग्रिशमन विभागाचा अंतिम दाखला क्रमांक —

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा. —

७) बांध. वि. श्र. र. क्र. ४०८०१-५ डेव्हिज र. क्र. ४८०१-५ सेस चार्जेस

र. क्र. ४०८०१-५ मधील देड र. क्र. ४८०१-५ पा.क्र. ५/३५ दि. ०८/०८/२०२१

८) ५०८१ प्रीमियम र. क्र. ४८४८४०१-५ पा.क्र. २/३४ दि. ०८/०८/२०२१

अन्वये भरलेली आहे.

कार्यालयीन अधिकृत  
नगर नियोजन विभाग  
नाशिक महानगरपालिका, नाशिक

**ADVOCATE**  
**Bar Council of Maharashtra & Goa**  
**HIGH-COURT, BOMBAY**

**Name:** CHOPDA MAYUR KUMARFAL  
**Residence:** NASHIK, Dist. NASHIK  
**Roll No.:** MAH/3135/2017  
**Enrolled On:** 31-07-2017  
**Date Of Birth:** 08-12-1993  
**1819-22** 80000073433  
**CHAIRMAN**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**DHANAIT AHIRE ASSOCIATES**

**01/08/2011**  
**Permanent Account Number**  
**AAIFD4236B**

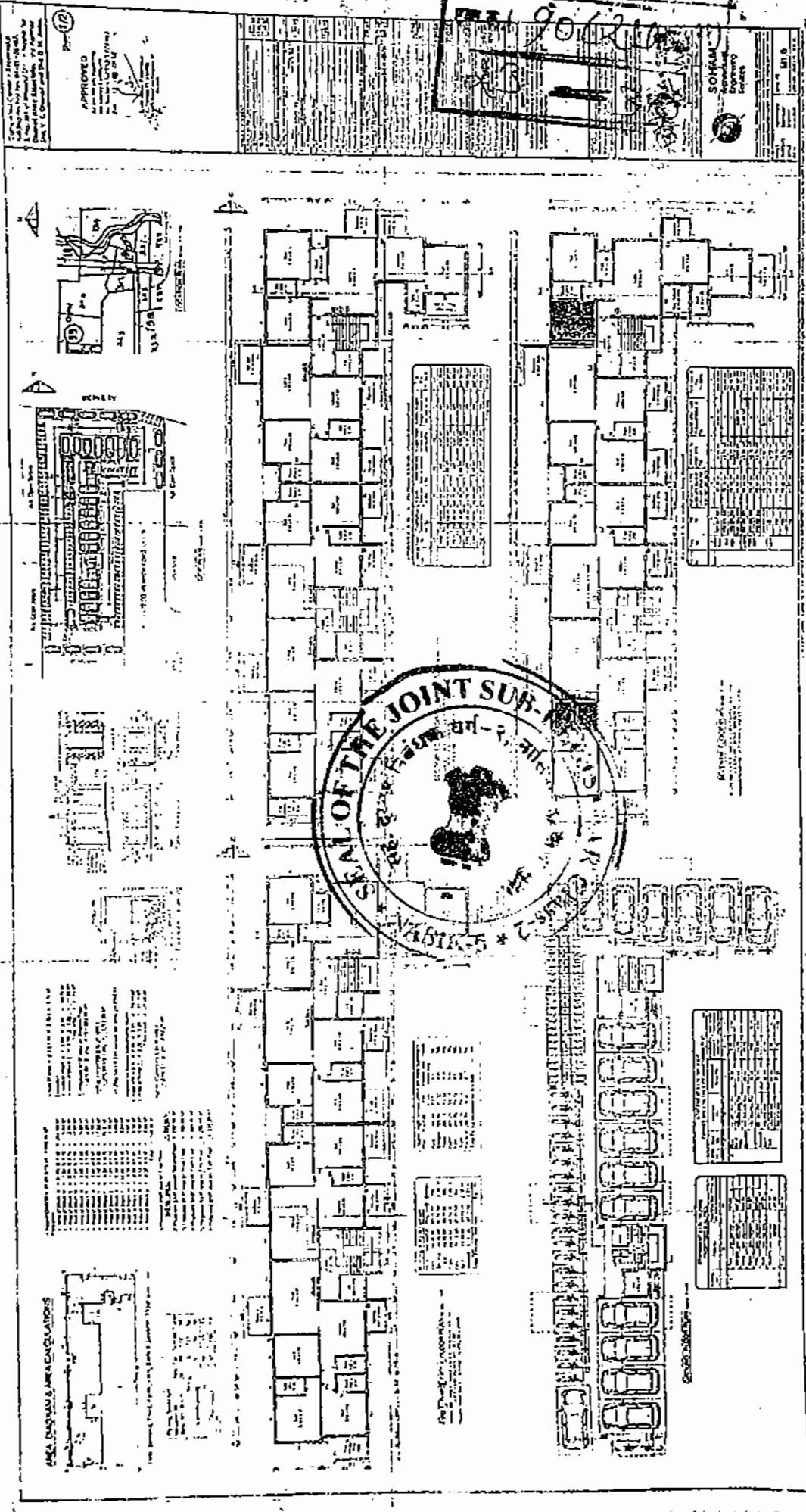
नमन-

90/20

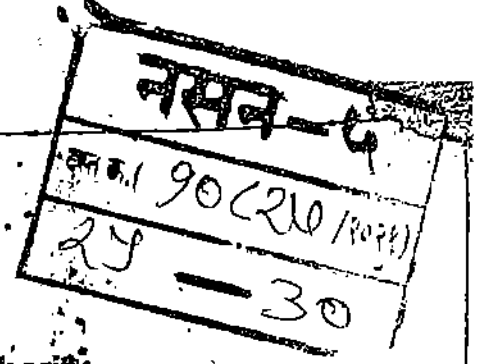
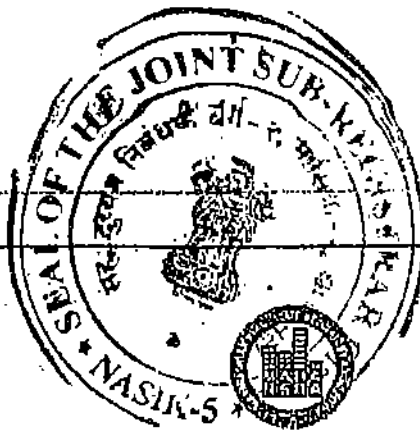
SOHAM

Approved  
Drawing  
Exhibit

1/1



Scanned with CamScanner



## 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 : P51600017999

Project: DA Nandanvan, Plot Bearing / CTS / Survey / Final Plot No.:4/5/6/7, 301 at Nashik (M Corp.), Nashik, Nashik, 422004;

1. Dhanait Ahire Associates having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422004.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (3) 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 03/10/2018 and ending with 01/12/2024 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.

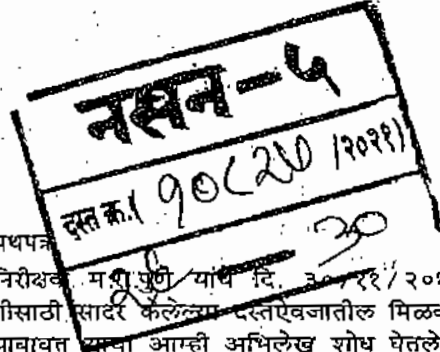
Signature valid  
Digitally Signed by  
Dr. Vasan Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 10/3/2018 5:23:27 PM

Dated: 03/10/2018  
Place: Mumbai

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



-5-



धोषणापत्र / शपथपत्र

मी / आम्ही खालील भावी करणार मा. नोंदणी महानिरीक्षक मशीन यांचे दि. ३०/११/२०१३ मधील प्रत्येकानुसार असे धोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीदारे अथवा दुवारे विक्री होत नाही त्याबाबत आमचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे / आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी ( Title ) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक ( P.A. older ) लिहून देणार हे हयांत आहेत व उक्त मुखत्यारपत्र अधापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही यांची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

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

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

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

स्थावर मिळकती विषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. यांची आम्हांला पूर्ण कल्पना आहे.

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

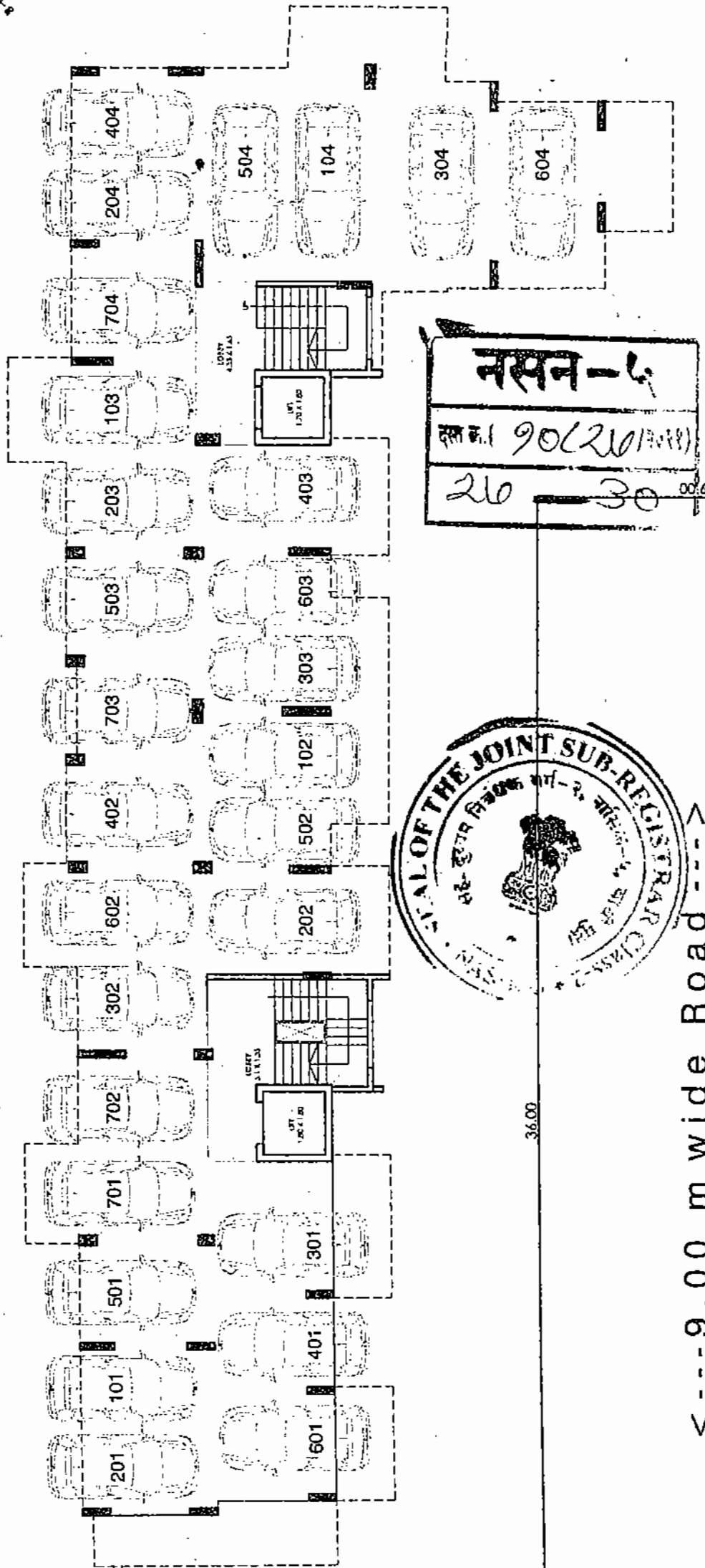
लिहून देणार

लिहून घेणार

OPEN SPACE

OPEN SPACE

53.62 53.62



<---9.00 m wide Road---

GROUND/PARKING FLOOR PLAN

15.70  
OPEN SPACE



395/10827

शुक्रवार, 29 ऑक्टोबर 2021 6:37 म.नं.

दस्त गोपवारा भाग-1

नसत5

29/10

दस्त क्रमांक: 10827/2021

दस्त क्रमांक: नसत5 /10827/2021

बाजार मुल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसत5 यांचे कार्यालयात

अ. क्र. 10827 वर दि.29-10-2021

रोजी 6:35 म.नं. वा. हजर केला.

पावती:11716

पावती दिनांक: 29/10/2021

सादरकरणाचे नाव: थनाईत अहिरे असोसिएट्स तर्फे भागीदार  
देवेंद्र मधुकर अहिरे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

दस्त हजर करणाऱ्याची सही:

एकूण: 720.00

Joint Sub Registrar Class-5

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-५.

Joint Sub Registrar Class-5

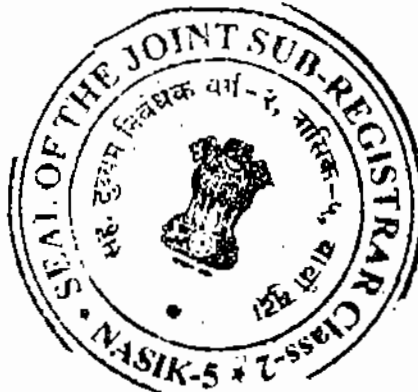
सह. दुय्यम निबंधक वर्ग-२  
नाशिक-५.

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्र. 1 29 / 10 / 2021 06 : 35 : 28 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 29 / 10 / 2021 06 : 36 : 59 PM ची वेळ: (फी)



29/10/2021 6:48:01 PM

दस्तावेज क्रमांक:नमन5/10827/2021

दस्तावेजाचा प्रकार :-घोषणापत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

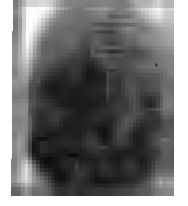
छायाचित्र

अंगठ्याचा ठसा

1 नाव:धनार्जुन अहिरे असोसिएट्स नॉर्फे भागीदार देवेन्द्र मधुकर अहिरे  
पत्ता:प्लॉट नं. - , माळा नं. - , उमागतीचे नाव: शान्तिनिकेतन  
,हिसागोनी सोमावटी, गुलमोहर नगर, भूमरुळ, नाशिक, जिल्हा  
नं. - , पोस्ट नं. - , महाराष्ट्र, पिन:422001  
पिन नंबर:AAIFD4236B

निवृत्त देणार  
वय :-44

स्वाक्षरी:-



वरील दस्तावेज करून देणार तत्वाकरीत घोषणापत्र चा दस्तावेज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:29 / 10 / 2021 06 : 47 : 12 PM

ओळख:-

मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तावेज करून देणा-यांना व्यक्तीश: ओळखनात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:वकील रविंद्र लक्ष्मण गुंजाळ  
वय:30  
पत्ता:दामोदर चेंबर कान्हेरवाडी, नाशिक  
पिन कोड:422001



शिक्का क्र.4 ची वेळ:29 / 10 / 2021 06 : 47 : 44 PM

सह. दुय्यम निबंधक वर्ग-२

नाशिक-५.

Payment Details.

| sr. | Purchaser                | Type     | Verification no/Vendor | GRN/Licence        | Amount | Used At | Deface Number    | Deface Date |
|-----|--------------------------|----------|------------------------|--------------------|--------|---------|------------------|-------------|
| 1   | Dhanail Ahire Associates | eChallan | 02300042021102893452   | MH008126080202122E | 100.00 | SD      | 0003887802202122 | 29/10/2021  |
| 2   | Dhanail Ahire Associates | eChallan |                        | MH008126080202122E | 100    | RF      | 0003887802202122 | 29/10/2021  |
| 3   |                          | DHC      |                        | 2810202111329      | 620    | RF      | 2810202111329D   | 29/10/2021  |

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

10827 /2021

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प्रमाणित करण्यात येते की,  
आ दस्तावेज एकूण 30 पाने आहेत.

पुस्तक क्रमांक १, क्रमांक  
90620 पर नोंदला.

दिनांक 29 माहे 10 सन 2021

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-५.