341/3160 **पावती** Original/Duplicate

Thursday,May 21 ,2020 नोंदणी क्रं. :39म

10:37 AM Regn.:39M

पावती क्रं.: 4092 दिनांक: 21/05/2020

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन4-3160-2020

दस्तऐवजाचा प्रकार : डिक्लरेशन

सादर करणाऱ्याचे नाव: मे.गणराज डेव्हलपर्स, भागीदारी फर्म तर्फे भागीदार श्री.मयुरभाई मावजीभाई विरमगामा, ग्रँटर ओनर म्हणून - -

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
10:56 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 4

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

बाजार मुल्य: रु.0 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012900002201920E दिनांक: 21/05/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.520/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0403202014605 दिनांक: 21/05/2020
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क

Index-2(सूचा - २)

21/05/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4
दस्त क्रमांक : 3160/2020
नोंदणी :
Regn:63m

गावाचे नाव : नाशिक शहर

(1)विलेखाचा प्रकार	डिक्लरेशन
(2)मोबदला	1
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे नाशिक,ता. व जि.नाशिक येथील नाशिक महानगरपालिका हद्दीतील सर्व्हे नं. 909/2/11 पैकी प्लॉट नं.11 यासी एकूण क्षेत्र 514.75 चौ.मी. यापैकी लिहून देणार यांच्या मालकीचे 471.25 चौ.मी. प्लॉट क्षेत्र व त्यावरील गजसिद्धी अपार्टमेंट नावाच्या इमारतीचे घोषणापत्र((Survey Number : 909/2/11 ; Plot Number : 11 ;))
(5) क्षेत्रफळ	1) 471.25 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.गणराज डेव्हलपर्स, भागीदारी फर्म तर्फे भागीदार श्री.मयुरभाई मावजीभाई विरमगामा, ग्रँटर ओनर म्हणून - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2,कृष्णा रेसिडेन्सी,प्रसादनगर,अंबडलिंकरोड, अंबड,नाशिक , रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422010 पॅन नं:-AAKFG6702H 2): नाव:-मे.गणराज डेव्हलपर्स, भागीदारी फर्म तर्फे भागीदार श्री.मयुरभाई मावजीभाई विरमगामा, ग्रँटर डेव्हलपर म्हणून - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2,कृष्णा रेसिडेन्सी,प्रसादनगर,अंबडलिंकरोड, अंबड,नाशिक , रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422010 पॅन नं:-AAKFG6702H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/03/2020
(10)दस्त नोंदणी केल्याचा दिनांक	21/05/2020
(11)अनुक्रमांक,खंड व पृष्ठ	3160/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्सल बरहुकूम नक्कल

सह. दुय्यम निबंधक वर्ग - २
नाशिक-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 * NASIK-IV *

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS Ganraj Developers	eChallan	69103332020030410416	MH012900002201920E	100.00	SD	0000266367202021	21/05/2020
2	MS Ganraj Developers	eChallan		MH012900002201920E	100	RF	0000266367202021	21/05/2020
3		DHC		0403202014605	520	RF	0403202014605D	21/05/2020

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

CHALLAN

MTR Form Number-6

GRN MH012900002201920E	BARCODE	Date 04/03/2020-08:11:56	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty / Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAKFG8702H
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR	Full Name	MS Ganraj Developers
Location	NASHIK		
Year	2019-2020 One Time	Flat/Block No.	Plot No. 11 alongwith building of Gajsiddhi
		Premises/Building	Apartment,

Account Head Details		Amount In Rs.		
0030046401	Stamp Duty	100.00	Road/Street	S.No. 909/2/11,
0030063301	Registration Fee	100.00	Area/Locality	Nashik
			Town/City/District	
			PIN	4 2 2 0 0 9

नमुना - ४

दस्त क्र. 3980 /2020

9 — 03

Remarks (If Any)

PAN2=BHEPV3425D~SecondPartyName=Mayurbhai Mavjibhai Viramgama~CA=1~Marketval=0

Total	200.00	Amount In Words	Two Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	891033320200304104 16	2600274526
Cheque/DD No.		Bank Date	RBI Date	04/03/2020-08:13:45	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9890632766

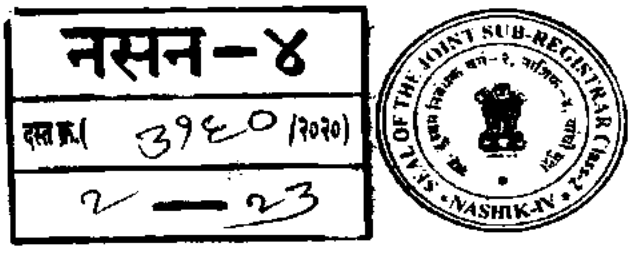
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Deed of Declaration

This Deed of Declaration is made & executed at Nashik on this 04 th day of the month of March in the year 2020....

....2



BY

M/S.Ganraj Developers, a partnership firm through It's Partner Mr.Mayurbhai Mavjibhai Viramgama, Age-38 Occup-Business, R/O.Flat No. 2, Krushna Residency, Prasad Nagar, Ambad Link Road, Nashik-422010 (Pan No. AAKFG6702H) .....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

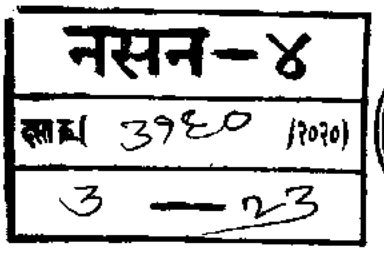
M/S.Ganraj Developers, a partnership firm through It's Partner Mr.Mayurbhai Mavjibhai Viramgama, Age-38 Occup-Business, R/O.Flat No. 2, Krushna Residency, Prasad Nagar, Ambad Link Road, Nashik-422010 (Pan No. AAKFG6702H) .....Hereinafter referred to as the **"Grantor Developer"** (Which term, unless 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 471.25 Sq. Mts. Out of the total area of 514.75 Sq.Mts., situated at Nashik, Tal. & Dist. Nashik, more particularly described in the Schedule-I of this declaration & hereinafter referred to as the "said land" & whereas the said plot is acquired by grantor owner by way of Sale Deed from Mr.Babasaheb Bhikaji Jadhav, by registered with Joint Sub-Registrar-II, Nashik-4 at Sr.No.7898 Dt.4/11/2015 & 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 have 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 developer 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 & has prepared & got sanctioned a building plan from the Nashik Municipal Corporation vide letter No. LND/BP/B-5/430/541 Dt.10/4/2018 & whereas the grantor developer has started & completed actual construction of the building on the said plot (hereinafter referred to as the 'said building') & Nashik Municipal Corporation has given a completion certificate to the said building vide letter No.Nanivi/ East/23892/2020 Dt.3/3/2020 & the said building consists of residential & commercial units as:-

Floor	No. of Units
Ground	4 Shops
First, Second, Third & Fourth Floor	20 Apartments

The grantor developer hereby declare the said building as association



of apartments & shops so that the purchasers of said apartments & shops shall acquire exclusive property rights, which are heritable & transferable & each apartment & shop shall be treated as an independent unit owned and possessed by an individual purchaser.

FOURTH:- And whereas apart from the construction of family & commercial 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 471.25.Sq.Mts., a building of an area of 877.535 Sq. Mts. is constructed on the said plot.

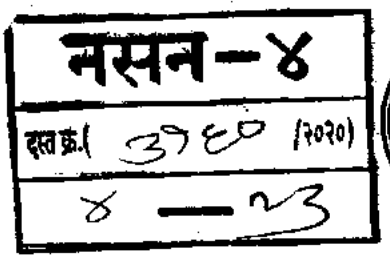
SIXTH:-AND WHEREAS in pursuance to the development of the said land & to have perfect title to each independent constructed shops & family units, constructed upon the said land & to transfer the same in favour of the respective owners, it is necessary to have a legal status & perfect title for each independent 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 himself & 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 'Gajsiddhi Apartment" & shall have the following commercial & family units, common areas & facilities:-

[A] FAMILY UNITS & SHOPS:-

I)Out of the total available F.S.I. to the said land, as on today, F.S.I. to the extent of 877.535 Sq. Mts. has been consumed by the grantor developer for construction. The building of 'Gajsiddhi Apartment' shall have 20 residential units & 4 shops as already mentioned in para. no. 2 above. The particulars of said units are as given below:-

Family Unit/Shop No.	**Area in Sq. Mts.**	**Names of the Owners**
Ground Floor:-		
Shop No. 01	13.93 (including toilet of 3.76)	Narayan H.Jachak & others
Shop No. 02	13.93	Jinu Simon
Shop No. 03	13.93	Bijo Prasad Samuel & others
Shop No. 04	13.93 (including toilet of 3.76)	Maya S.Sonawane & others
First, second, Third & Fourth Floor:-		
Apartment No. 01	38.61+Bal.6.15	Asha B, Ingale
Apartment No. 02	38.65+Bal 3.30	Rajkiran G. Gore & others





Apartment No. 03	31.47+Bal 3.60	Ravindra D. Jadhav & others
Apartment No. 04	36.05+Bal 12.90	Pushpa E. Pawar & others
Apartment No. 05	39.71+Bal 4.50	UNSOLD
Apartment No. 06	38.61+Bal 6.15	Pravin S. Ganjave & others
Apartment No. 07	36.65+Bal 3.30	Sunanda S. Hajare
Apartment No. 08	31.47+Bal 3.60	Nabakishor N. Rautray & others
Apartment No. 09	36.05+Bal 12.90	Yogesh P. Patil & others
Apartment No. 10	39.71+Bal 4.50	Vikrant A. Sarode & others
Apartment No. 11	38.61+Bal 6.15	Indra P. Rawat & others
Apartment No. 12	38.65+Bal 3.30	Rajendra M. Patil & others
Apartment No. 13	31.47+Bal 3.60	Dnyaneshwar S. Kekane & others
Apartment No. 14	36.05+Bal 12.90	Venkati R. Gonare & others
Apartment No. 15	39.71+Bal 4.50	Sukdev S. Mistari & others
Apartment No. 16	38.61+Bal 6.15	Bibhishan B. Kharat & others
Apartment No. 17	38.65+Bal 3.30	Dipak B. Bhadane & others
Apartment No. 18	31.47+Bal 3.60	Sharda B. Mutdak & others
Apartment No. 19	36.05+Bal 12.90	Vijay B. Bhadane & others
Apartment No. 20	39.71+Bal 4.50	Vaibhav V. Sayankar & others

II) Each family unit/shop 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. And each shop is provided with separate toilet & electric connection & meter. 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 + 50% of the attached terrace (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 :-

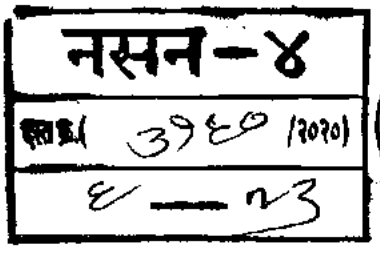
Following described areas & facilities shall be treated as the properties of all the unit owners & each unit owner shall have his interest & right in the said common areas and facilities, proportionate to his/her ownership percentage as described, in detail, hereinafter, the particulars of the said common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

1)The common staircase available to the building2)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.

नसन-४
दस्त क्र.(3960 /2020)
४ — २३
SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 • NASHIK-IV •

Common ground space is available to the said Apartment and same shall be used as an access for entrance of the said Apartment & shop & 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 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 varandas, 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 in front of the said building & no 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 top terrace of the said building shall always belong to the Grantor Developer and it shall have all the ownership rights of the said top terrace. The Grantor Developer also shall have all the rights to utilize all the F.S.I. available as per the T.D.R. scheme on the said landed property & none of the purchaser in said building shall ever claim any rights available as per the said T.D.R. scheme. Similarly the grantor developer shall have all the rights to utilize, construct and to sell, over the top terrace of the said building, all the F.S.I. available to the grantor developers on any other landed property. The grantor developer shall have all the rights to construct one or more building/s on the remaining area of said landed property, as & when required by the grantor developers. 6) each shop is provided with separate toilet, electric connection & meter. The respective shop owner shall have the exclusive right to use & utilize the said toilet, electric connection & meter. No flat owner in the said building shall have any right to use the said toilet & electric connection & meter.



EIGHTH: That the right, title & interest of each owner of a family unit & shop 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 and shop 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.

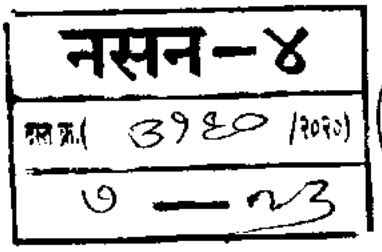
TENTH: The said scheme of Gajsiddhi Apartment is hereby declared as per the provisions of The Maharashtra Apartment Ownership Act-1970 & that the interest & title of each family unit owner is described, in detail, & the said common areas & facilities are described, in detail. In the said scheme, for the purpose of administration of the said Gajsiddhi 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 Gajsiddhi Apartment shall be calculated as per the rates given in the Ready Reckoner.

TWELVETH:- That the said common areas and facilities and /or restricted 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 & shop 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/Shop Number	Percentage of Ownership Rights	Percentage of Voting Rights
Ground Floor:-		
Shop No. 01	1.5216%	1.5216%
Shop No. 02	1.5216%	1.5216%
Shop No. 03	1.5216%	1.5216%
Shop No. 04	1.5216%	1.5216%
First, Second, Third & Fourth Floor:-		
Apartment No.01	4.8892%	4.8892%
Apartment No.02	4.5822%	4.5822%
Apartment No.03	3.8307%	3.8307%
Apartment No.04	5.3469%	5.3469%
Apartment No.05	4.8291%	4.8291%
Apartment No.06	4.8892%	4.8892%
Apartment No.07	4.5822%	4.5822%





Apartment No.08	3.8307%	3.8307%
Apartment No.09	5.3469%	5.3469%
Apartment No.10	4.8291%	4.8291%
Apartment No.11	4.8892%	4.8892%
Apartment No.12	4.5822%	4.5822%
Apartment No.13	3.8307%	3.8307%
Apartment No.14	5.3469%	5.3469%
Apartment No.15	4.8291%	4.8291%
Apartment No.16	4.8892%	4.8892%
Apartment No.17	4.5822%	4.5822%
Apartment No.18	3.8307%	3.8307%
Apartment No.19	5.3469%	5.3469%
Apartment No.20	4.8291%	4.8291%

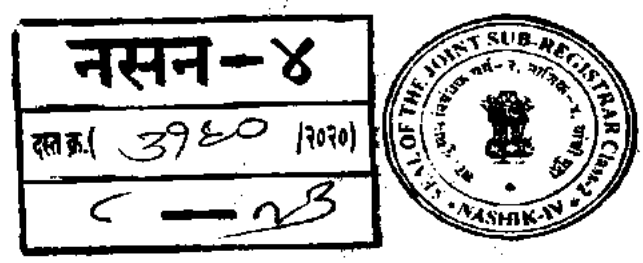
In any case, the voting rights of any of the members of the said Gajsiddhi Apartment Condominium shall not exceed the said percentage as mentioned hereinabove. The daily business of the said Gajsiddhi Apartment Condominium shall be carried out as per the provisions, bye-laws, rules and regulations of 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 Shree Sai Villa 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 of 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 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 chare 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 admeasuring 471.25 Sq.Mts. out of the total area of 514.75 Sq.Mts. of Plot No. 11 out of S.No. 909/2/11, situated at Pathardi, Tal. & Dist. Nashik & within the limits of Nashik Municipal Corporation & bounded as follows:-

On or Towards East :- 6 Mts. (Prop. 9 Mts.Wide) Colony Road
On or Towards South :- 18 Mts. D.P. Road
On or Towards West:- Plot No. 10
On or Towards North:- Plot No. 02

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

SCHEDULE – II

(Description of Family Units)

The description of all the Family units/shops situated in the "Gajsiddhi Apartment" is as follows:-

नमुना-४

दस्त क्र.(3980 /2020)

९ — २३

Family Unit/shop no.	Description of the family unit	Access to the unit from staircase/site
Ground floor:-		
Shop No.01	as per building plan	as per building plan
Shop No.02	as per building plan	as per building plan
Shop No.03	as per building plan	as per building plan
Shop No.04	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
Apartment No.07	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
Apartment No.17	as per building plan	as per building plan
Apartment No.18	as per building plan	as per building plan
Apartment No.19	as per building plan	as per building plan
Apartment No.20	as per building plan	as per building plan

The postal address of the said building is Gajsiddhi Apartment, Plot No. 11, S.No.909/2/11, Wasan Nagar, Pathardi Phata,Nashik





Signed Sealed & Delivered by the within named Grantor Owner M/S. Ganraj Developers, through Partner Mr.Mayurbhai Mavjibhai Viramgama

Signed Sealed & Delivered by the within named Grantor Developer M/S. Ganraj Developer, through Partner Mr.Mayurbhai Mavjibhai Viramgama

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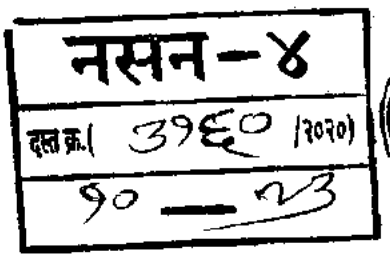




EXHIBIT-B

BYE-LAWS OF THE

Gajsiddhi Apartment Condominium

CHAPTER-I

1) Short Title and Application :-

These Bye –Laws shall be called as the Bye- Laws of the "Gajsiddhi 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 Gajsiddhi 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 Ac

3) Apartment Ownership:-

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

4) Objects of the Association -

I. a)To be & to act as the association of apartment owners of building known as Gajsiddhi 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.

नसन-४
दस्त क्र.(3980 /2020)
99 —23

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

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.

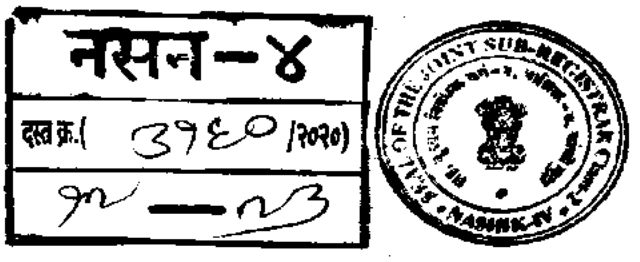
5) Membership of association :-

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 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.

नसन-४
दस्त क्र.(3960/2020)
23—23



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
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.

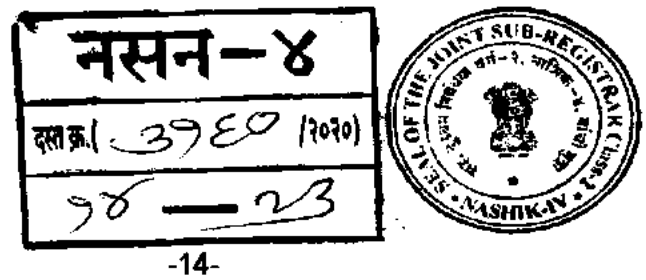
CHAPTER-V
OFFICERS

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 officer s 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.

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 through garbage or thrash 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:-

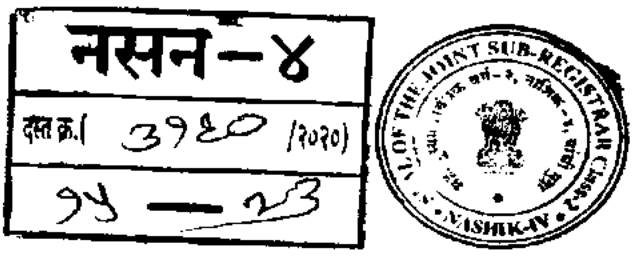
a)By shares:-

b)By contribution and donations from the Apartment owners

c)From common profit which shall from 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

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.

नसन-४

दस्त क्र.(3962 /2020)

94 — 23

-16-

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.

IN WITNESS WHEREOF, the Grantor Owners & the Grantor Developers 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 M/S. Ganraj Developers, through Partner Mr.Mayurbhai Mavjibhai Viramgama



Signed Sealed & Delivered by the within named Grantor Developer M/S. Ganraj Developers, through Partner Mr.Mayurbhai Mavjibhai Viramgama

In the presence of witnesses:-

1)---------- Bhima Vilas Jadhav R/o Indiranagar. Nashik-422009

2)---------- Ramchadra Shrawan R/o Pandavadi Nashik - 422009

नसन-४
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घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक,म.रा.पुणे यांचे दि.३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की,नोंदणीसाठी सादर केलेल्या दस्तऐवजीतील मिळकत फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याबाबत आम्ही अभिलेख शोध घेतला आहे. दस्तातील लिहुन देणार/कुलमुखत्यारधारक हे खरे असुन आम्ही स्वतः त्याची खात्री करुन घेतली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक /वारस हक्कदार/कबजेदार/हितसंबंधातील व्यक्ती यांची मालकी (टायटल)तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक लिहुन देणार हे हयात आहेत व उक्त मुखत्यारपत्र अदयापही अस्तित्वात आहे व आजपावेतो रदद झालेले नाही.याची मी/आम्ही खात्री देत आहोत.तसेच सदर मिळकत शासन मालकीची नाही व मिळकतीवर इतर हक्क, कर्ज,बोजे,बँकबोजे,विकसनबोजे,शासनबोजे व कुलमुखत्यारधारकानी केलेल्या व्यवहाराच्या अधीन राहुन आमचा आर्थिक व्यवहार पुर्ण करुन साक्षीदारांसमक्ष निष्पादीत केला आहे.

सदर दस्तऐवज हा नोंदणी कायदा-१९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केला आहे.दस्तातील संपुर्ण मजकुर,निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तांची सत्यता, वैधता,कोर्ट मनाईहुकुम,कोटदावा या कायदेशिर बाबींसाठी दस्त निष्पादक संपुर्णपणे जबाबदार राहतील.

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

नोंदणी अधिनियम-१९६१ चे नियम-४४ व वेळोवेळी मा.न्यायालय/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक /कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकतींविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझे दस्तऐवजीतील मिळकतीविषयी होउ नयेत म्हणुन आम्ही दक्षता घेतली आहे.नोंदणी अधिनियम-१९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदयानुसार मुद्रांक शुल्क व नोंदणीफी कमी लावली/बुडवीली गेली असल्यास अथवा नोंदणी अधिनियम-१९०८ चे कलम-८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवल्यास त्यास मी/आम्ही जबाबदार आहोत याची आम्हास पुर्ण कल्पना आहे.

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

लिहुन देणार

लिहुन घेणार

अहवाल दिनांक : 14/12/2019

नाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - ४ तालुका :- नाशिक जिल्हा :- नाशिक दस्तऐवज फेरफार क्रमांक : 402545 व दिनांक : 14/12/2019
भूमापन क्रमांक व उपविभाग : 909/2/1/प्लॉट/1

भूमापन क्रमांक व उपविभाग 909/2/1/प्लॉट/1	भू-धारणा पध्दती नाशिकरोड वर्ग -1	भोगवटादाराचे नाव				
क्षेत्राचे स्थानिक माप :-			क्षेत्र	आकार	पो.ख.	के.खा
क्षेत्र एकक	आर.चौ.मी	नाशिक महानगर पालिका नाशिक	0.43.50	0.10		(402545)
बिन शेती	5.14.75					
बिन शेती आकारणी	247.08	मे नमराज डेव्हलपर्स आनीवारी संस्था	4.71.25	247.08		(402545)
जिरायत	-					
बागायत	-					
तरी	-					
वरकस	-					
इतर	-					
एकूण क्षेत्र	-					
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)	-					
वर्ग (ब)	-					
एकूण पो ख	0.00.00					
आकारणी	0.00					
जुडी किंवा विशेष आकारणी	-					

खाते क्रमांक
331, 21018
कब्जेपत्र नाव
इतर अधिकार
इतर
ना ज क म कायदा कलम 20 घो लक्षेगांव दामाडे योजना (55131)
इतर
रस्त्याकडे क्षेत्र - 43.50 चौ.मी. (402545)

जुने फेरफार क्र.	शेरा आणि अभिप्राय चिन्हे :
(37929) (38926) (54837) (55131) (99294) (103319) (400030) (400984)	

नाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]
गाव :- नाशिक शहर - ४ तालुका :- नाशिक जिल्हा :- नाशिक दस्तऐवज फेरफार क्रमांक : 402545 व दिनांक : 14/12/2019
भूमापन क्रमांक व उपविभाग : 909/2/1/प्लॉट/1

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
					पडक पिके व पडीकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 16/12/2019
सांकेतिक क्रमांक :- 272000114201100004122019135 9

(सह दुय्यम निबंधक वर्ग-१)
तालुका :- नाशिक शहर - ४ ता.जि. नाशिक जि :-नाशिक

अस्सल प्रमाणे जबरदस्त तयार
ता.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0403202014605	Date	04/03/2020
Received from mae.ganraj devalparsa, bhagidari farm tarfe bhagidar shri.mayurbhai mavjibhai virmagama, grantar owner mhanun - -, Mobile number 9423475205, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.			
Payment Details			
Bank Name	IBKL	Date	04/03/2020
Bank CIN	10004152020030412194	REF No.	2600443146
This is computer generated receipt, hence no signature is required.			

नसन-४
दस्त क्र.| 3780 /2020)
९८—२३

SEAL OF THE JOINT SUB-REGISTRAR CLASS-I NASHIK-IV

PROFORMA NO - 1

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING
PLAN ON PLOT NO - 11, S.NO - 888/2/1/1,
SHIVAR NASHIK FOR
M/S GAIKAJU DEVELOPERS PARTNERSHIP FIRM

APPROVED

SCHEDULE OF OPENING

AREA STATEMENT

GROUND FLOOR BUILT UP AREA CALCULATION

FLOOR ONE BUILT UP AREA
FLOOR TWO BUILT UP AREA
FLOOR THREE BUILT UP AREA
FLOOR FOUR BUILT UP AREA

FLOOR ONE BUILT UP AREA : 284.66 SQM
FLOOR TWO BUILT UP AREA : 304.66 SQM
FLOOR THREE BUILT UP AREA : 284.66 SQM
FLOOR FOUR BUILT UP AREA : 284.66 SQM

FRONT ELEVATION.

SECTION - X-X

LOCATION PLAN

SHOP & FLAT GARNET AREA

T.D.R. STATEMENT

SITE PLAN

FLOOR ONE
FLOOR TWO
FLOOR THREE
FLOOR FOUR

18.00 M. WIDE ROAD

Ar. Ashish Jamdar.
Vijaya Consultants
BUILDING PLANNING & DESIGNERS

NASHIK MUNICIPAL CORPORATION
SUB-REGISTRAR Class-I
NASHIK

दस्त क्र. 3980 /2010
X-1
92-23

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

पूर्व

No. 23892 (पूर्ण/~~अनधिकृत~~:) जावक क्र./नमिवि/23८४/२०२० दिनांक : 03/03/२०२०

श्री./श्रीमती मे. गणराज डेव्हलपर्स भागीदारी संस्था

पॅन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : वासन नगर, पाथर्डी फाटा, नाशिक

ओसी/१६८ दि.२६/१०/२०१८

व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ०३९१२२०२

महाशय,

दाखला देण्यात येतो की, नाशिक शिवारातील/सि.स.नं., स.नं. ८०५/२/१)

प्लॉट नं. १) अं.भू. क्र. — मधील इमारतीच्या तळ + चार मजले

मजल्याचे इकडील बांधकाम परवानगी क्र. नाप्र/३०/५४१ दिनांक १०/०४/२०१८ अन्वये

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

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

१) एकुण बांधकाम क्षेत्र ८७७.५३५ या पैकी निवासी ८९२.२० निवासेतर ८५.३३५ चौ.मी.

२) एकुण चटई क्षेत्र ८७५.३१ या पैकी निवासी ८२२.९२ निवासेतर ५५.९८ चौ.मी.

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

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

२) अग्निशमन विभागाचा अंतिम दाखला क्रमांक —

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

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

६) दिनांक रु.रू. ८८८०१- व दिनांक रु.रू. ८५०१- पावती नं. ८५८००३ दि. ७/१/२०२० अन्वये भरली आहे.

नसन-४

इसक्र/ ३९० /२०२०

२०—२३

SEAL OF THE JOINT SUB-REGISTRAR (Class-2) NASHIK-IV

कार्यकारी अभियंता
नगर नियोजन विभाग,
नाशिक महानगरपालिका, नाशिक

606/12/99

P.NO.99

R. V. 19 m.

1634652

गाव नमुना नऊ

दैनिक पावती पुस्तक

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव– नाशिक तालुका– नाशिक खाते क्र.

दिनांक 9/12/99 भोगवटादार/पैसे देणारा मे. गंगाराज डेव्हलपर्स

एकत्रीकृत जमीन महसूल			चालू वर्ष म्हणजे 99-2000				स्थानिक उपकर			
थकबाकी			नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
98-99	-		2001							

(अक्षरी) रुपये दोनशे एक रुपये फक्त मिळाले तलाठी सजा नाशिक

ता. जि. नाशिक.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GANRAJ DEVELOPERS

29/12/2011

Permanent Account Number

AAKFG6702H

29012012

SELF ATTESTED
BY ME

BAR COUNCIL OF MAHARASHTRA & GOA - STATE GOVT. REGISTRY

NAME : Ghanasham Jayaram Bhurat

ADDRESS : Bungalow No. 8 Satyam Colony 'A' Indiranagar Nashik-422009

DATE OF ENROLMENT : 22.12.87

ROLL NO. : MAH 1654/1987

SIGNATURE OF HOLDER

SELF ATTESTED

DATE OF MAR. A 004

BY ME

नमुना–४

दस्त क्र.(3989 /2020)

29 — 23

SEAL OF THE JOINT SUB-REGISTER NASHIK-IV

Summary1 (GoshwaraBhag-1)

341/3160
गुरुवार,21 मे 2020 10:37 म.पू.

दस्त गोषवारा भाग-1

नसन4 २२/२३
दस्त क्रमांक: 3160/2020

दस्त क्रमांक: नसन4 /3160/2020

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसन4 यांचे कार्यालयात
अ. क्रं. 3160 वर दि.21-05-2020
रोजी 10:35 म.पू. वा. हजर केला.

पावती:4092 पावती दिनांक: 21/05/2020

सादरकरणाराचे नाव: मे.गणराज डेव्हलपर्स, भागीदारी फर्म तर्फे भागीदार श्री.मयुरभाई मावजीभाई विरमगामा, ग्रँटर ओनर म्हणून - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	
एकुण:	620.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik 4
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

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नाशिक-४.

दस्ताचा प्रकार: विक्रीखत

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्रं. 1 21 / 05 / 2020 10 : 35 : 57 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 05 / 2020 10 : 36 : 58 AM ची वेळ: (फी)

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 * NASIK-IV * सह दुय्यम निबंधक वर्ग-२, नाशिक-४

Summary-2(दस्त गोषवारा भाग - २)

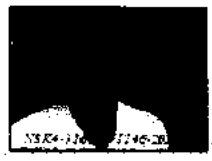
21/05/2020 10 39:23 AM

दस्त गोषवारा भाग-2

नमन4 23/23
दस्त क्रमांक:3160/2020

दस्त क्रमांक :नमन4/3160/2020

दस्ताचा प्रकार :-डिक्लरेशन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.गणराज डेव्हलपर्स, भागीदारी फर्म तर्फे भागीदार श्री.मयुरभाई मावजीभाई विरमगामा, ग्रँटर ओनर म्हणून - - वय :-38 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2,कृष्णा रेसिडेन्सी,प्रमोदनगर,अंबडलिंकरोड, अंबड,नाशिक , रोड नं: - महाराष्ट्र, नाशिक. पॅन नंबर:AAKFG6702H	लिहून देणार स्वाक्षरी:-		
2	नाव:मे.गणराज डेव्हलपर्स, भागीदारी फर्म तर्फे भागीदार श्री.मयुरभाई मावजीभाई विरमगामा, ग्रँटर डेव्हलपर तर्फे - वय :-38 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2,कृष्णा रेसिडेन्सी,प्रमोदनगर,अंबडलिंकरोड, अंबड,नाशिक , रोड नं: - महाराष्ट्र, नाशिक. पॅन नंबर:AAKFG6702H	लिहून देणार स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत डिक्लरेशन या दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 05 / 2020 10 : 38 : 51 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अँड.जयंत भालचंद्र घुमरे - - वय:50 पत्ता:जिल्हा कोर्ट,नाशिक पिन कोड:422002		

शिक्का क्र.4 ची वेळ:21 / 05 / 2020 10 : 39 : 18 AM

शिक्का क्र.5 ची वेळ:21 / 05 / 2020 10 : 39 : 21 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS Ganraj Developers	eChallan	69103332020030410416	MH012900002201920E	100.00	SD	0000266367202021	21/05/2020
2	MS Ganraj Developers	eChallan		MH012900002201920E	100	RF	0000266367202021	21/05/2020
3		DHC		0403202014605	520	RF	0403202014605D	21/05/2020

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

3160 /2020

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प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण 23 पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक 3960 वर नोंदला.

दिनांक 29 माहे मे सन २०२०

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

SEAL OF THE JOINT SUB-REGISTRAR (Class-2) सह दुय्यम निबंधक वर्ग-२, नाशिक-४ • NASIK-IV •