

6994
26/10/2023

M.T.KULKARNI

LEGAL CONSULTANT

9420891940 & 9767655008

YOGESHWAR REALTY THROUGH ITS PARTNERS

MADHUBHAI BABUBHAI KOTHIYA

Pathardi S.No. 333/4/5 Plot No. 4+5

total admeasuring 1155.93 sq. mtrs

SHIVALIK SIGMA APRTMENT

DECLARATION DEED OF APARTMENT

Scan OK



Monday, September 27, 2021
4:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8823 दिनांक: 27/09/2021

गावाचे नाव: पाथरी - 1

वस्तूऐवजाचा अनुक्रमांक: नसन7-8115-2021

वस्तूऐवजाचा प्रकार: घोषणापत्र

मादर करणाऱ्याचे नाव: योगेश्वर रिजल्टी वर्क भागीदार मधुबाई मासुबाई कोठीया - -

नोंदणी फी ₹. 100.00

वस्तू हाताळणी फी ₹. 560.00

पृष्ठांची संख्या: 28

एकूण: ₹. 660.00

Joint S.R. Nashik-7

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 1/-

सरकेले मुद्रांक शुल्क: ₹. 100/-

**सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.**

1) देयकाचा प्रकार: DHC रकम: ₹. 560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2609202101700 दिनांक: 27/09/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006700237202122E दिनांक: 27/09/2021

बँकेचे नाव व पत्ता:

योगेश्वर रिजल्टी वर्क

मुळ वस्तू प्राप्त



27/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

इन्त क्रमांक : 8115/2021

मोदणी :

Regn:63m

गावाचे नाव : पाथर्डी - 1

(1) विलेखाचा प्रकार	धोषणापत्र
(2) मोबदला	1
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्टेदार ते मनुद करावे)	1
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पानिनेने नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: मोजे पाथर्डी सख्खे नंबर 333/4/5 यांसी प्लॉट नंबर 4+5 यांसी एकूण क्षेत्र 1193.06 चौ.मी. रस्ता रुंदी करणाऱ्यासाठी नाशिक महानगरपालीकेंस बर्फ झालेले क्षेत्र 37.13 चौ.मी. प्रत्यक्षात 7/12 उता-याप्रमाणे शिल्लक असलेले क्षेत्र 1155.93 चौ.मी. बावरील शिवाजीक सिगमा अपार्टमेंट मधील दुकान ऑफीस व सदनिकाचे धोषणापत्र ((Survey Number : 333/4/5 ; Plot Number : 4+5 ;))
(5) क्षेत्रफळ	1) 1155.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- योगेश्वर रिजल्टी तर्फे भावीदार मधुबाई बाबुभाई कोडीया -- बय:-53; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव: एनएसए 35 श्रीकृष्णकृपा अखिलनगर सिडको नाशिक , प्लॉक नं:- , रोड नं:- , महाराष्ट्र, नासु:ईक. पिन कोड:-422009 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	27/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	8115/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी किंवा रात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit



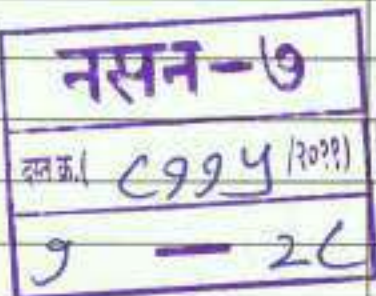
सूची क्र. II
मोदणी नंतरची प्रथम प्रत
अरसल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.



CHALLAN
MTR Form Number-6



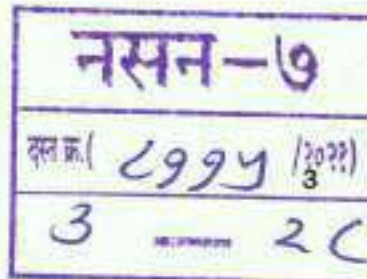
URN	MH006700237202122E	BARCODE	[Barcode]		Date	26/09/2021-16:25:53		Form ID	25.1		
Department Inspector General Of Registration					Payer Details						
Type of Payment Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)						
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR					Full Name		YOGESHWAR REALTY				
Location NASHIK					Flat/Block No.		333/4/5				
Year 2021-2022 One Time					Premises/Building						
Account Head Details				Amount In Rs.		Road/Street		SHIVALIK SIGMA APARTMENT			
0030046401 Stamp Duty				100.00		Area/Locality		PATHARDI NASHIK			
0030063301 Registration Fee				100.00		Town/City/District					
						PIN		4 2 2 0 0 9			
 					Remarks (If Any)						
					Second Party Name=YOGESHWAR REALTY~						
				Amount In		Two Hundred Rupees Only					
Total				200.00		Words					
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		02300042021092616932 004214676		
Cheque/DD No.					Bank Date		RBI Date		26/09/2021-16:27:44 Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch					Scroll No., Date		Not Verified with Scroll				

Department ID: Mobile No.: 9767655008
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुर्यम निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सधर चलन लागू नाही.

Handwritten signature

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2609202101700	Date 26/09/2021
Received from Yogeshvar Rialti Tarphe Bhagidar Madhubhai Babubhai Kothiye - -, Mobile number 9767655008, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik,	
Payment Details	
Bank Name MAHB	Date 26/09/2021
Bank CIN 10004152021092601557	REF No. 900299325
This is computer generated receipt, hence no signature is required.	





DECLARATION DEED OF APARTMENT

This Deed of Declaration is made and executed at Nashik on this **27th day of September in the year 2021**

BETWEEN

YOGESHWAR REALTY THROUGH PARTNERS MR. MADHUBHAI BABUBHAI KOTHIYA Age 53 years, Occu. Business R/at, SSA 35 SHRIKRUSHNA KRUPA, BEHIND CRIME BRANCH ASHWIN NAGAR CIDCO NASHIK 422009 hereinafter referred to as the **"GRANTOR OWNER /DEVELOPER "** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, its time being partners, their legal heirs, successors, executors, administrators, assigns, etc.) Of the First Part;

WHEREAS the Plots mentioned in Schedule-I herein below bearing Out of Survey No. **333/4/5 Plot No. 4+5 total** admeasuring **1193.06sq. mtrs.** Out of Which an area of **37.13sq. mtrs** is acquired for transferred to NMC for widening of road actual 7/12 extract Area **1155.93sq. mtrs** [Which property are more particular described in the schedule -I written herein under and herein after referred to as the "Said Property "] lying and being at Village **PATHARDI** within the limits of Nashik Municipal Corporation, Nashik, is owned by the **"GRANTOR OWNER /DEVELOPER "**. The **"GRANTOR OWNER /DEVELOPER "** have Purchased the said property from **SURESH WAMAN ANDHARE & ASHOK WAMAN ANDHARE** vide Sale Deed dated. **14/05/2019** which is duly stamped and registered at the office of Joint Sub Registrar Class II Nashik-5 at Document Serial No. **4069** on **14/05/2019** accordingly the names of **"GRANTOR OWNER /DEVELOPER "** are mutated in the revenue record. The **"GRANTOR OWNER /DEVELOPER "** have absolute right to develop the said property by constructed building thereon as per the approved plans and to enter into agreements of sale, sale deeds, deed of apartment for the sale of constructed and other areas.

AND WHEREAS the said plots are out of larger land which is duly converted for non-agricultural use by the order issued by MAH/DESK-3/NAP No /373/1986 dt.11/11/1986 from the Collector of Nashik. The **"GRANTOR OWNER /DEVELOPER "** have also paid the non-agricultural assessment till date and there no arrears against the same.

AND WHEREAS the said plots is out of larger land for which final layout order issued by Assistant Director Town Planning bearing no Town Planning /Final/215/2595 dt.21/08/1997.

AND WHEREAS the Building plan for the new construction to be caused upon the said plots are got prepared and approved by **Residential & Commercial Units** the Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik under Sanction of Building Permit & Commencement Certificate No. LND /BP /A-4/98/2019 dt. 19/06/2019 and as per the building plan the **"GRANTOR OWNER /DEVELOPER "** have obtained the Occupancy Certificate from the Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik जावक क्रमांक /नतिवि/28111/2021 दिनांक 23/08/2021.

AND WHEREAS the available total F.S.I. for the said plots are **1155.93sq. mtrs sq. mtrs** Of F.S.I. is consumed by the **"GRANTOR OWNER /DEVELOPER "** for the purpose of construction of **04 Shop, 02 OFFICE & 52 independent Flats / Apartments** for that the **"GRANTOR OWNER /DEVELOPER "** has decided the formation of a Declaration of Apartment under the scheme of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 hereinafter referred to as the "Said Act" and has proposed u/s 2 & 11 of the said Act and under Rule 3 of the Maharashtra Apartment Rules, 1972, hereinafter referred to as the "Said Rules".

AND WHERSAS the final convenes /Deed of Apartment of all Apartment holder is to be made, executed and registered by the **"GRANTOR OWNER /DEVELOPER "** in favour of respective Apartment owner and the consenting party herein give his unconditional consent for the same.



AND WHEREAS the said **52 flats & 04 shops & 02 OFFICE** apartments are situated on **Ground floor, floor one to floor seven Floors** in **SHIVALIK SIGMA APARTMENT** are capable to be treated as an "Apartment" having all amenities and facilities to be used as an "Independent Individual Unit" with the facility of independent exit and the said constructed units can be considered as "Apartment" as contemplated under the said Act and said rules and the ownership thereof has been transferred to one or more persons, who is entitled to obtain a particular and exclusive property right thereto and each Apartment is immovable property within the meaning of any law for the time being in force in the state. (The Residential Flat/ Apartment shall hereinafter be referred to as the "Family Unit"). The said family units shall have an undivided interest in the General and / or common area of the said plots as listed hereinafter in the Deed, necessary for their adequate use and enjoyment and hereinafter referred to as the "said General and/or common areas & facilities" in accordance with "The Maharashtra Apartment Ownership Act, 1970", the said Act and said Rules.

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

The entire constructed building are consist of **04 Shops & 02 OFFICE [Commercial units]** particulars of which are as under-

Shop No	Area in Square meters	Floor
01	33.45	Ground
02	33.72	Ground
03	33.72	Ground
04	33.45	Ground
Office No	Area in Square meters	Floor
05	28.75	First
06	29.17	First

The entire constructed building are consist of **52 Flats** particulars of which are as under-

Flat No.

101	34.62	Floor First
102	39.53	Floor First
103	39.74	Floor First
104	35.50	Floor First
201	35.49	Floor Second
202	50.11	Floor Second
203	51.57	Floor Second
204	34.62	Floor Second
205	34.62	Floor Second
206	39.53	Floor Second
207	39.74	Floor Second
208	35.50	Floor Second
301	35.49	Floor Third
302	50.11	Floor Third

नसम-७	
दस्तावेज क्र.	८९९५ / २०२१
५	--- 2 C



303	51.57	Floor Third
304	34.62	Floor Third
305	34.62	Floor Third
306	39.53	Floor Third
307	39.74	Floor Third
308	35.50	Floor Third
401	35.49	Floor Fourth
402	50.11	Floor Fourth
403	51.57	Floor Fourth
404	34.62	Floor Fourth
405	34.62	Floor Fourth
406	39.53	Floor Fourth
407	39.74	Floor Fourth
408	35.50	Floor Fourth
501	35.49	Floor Fifth
502	50.11	Floor Fifth
503	51.57	Floor Fifth
504	34.62	Floor Fifth
505	34.62	Floor Fifth
506	39.53	Floor Fifth
507	39.74	Floor Fifth
508	35.50	Floor Fifth
601	35.49	Floor Sixth
602	50.11	Floor Sixth
603	51.57	Floor Sixth
604	34.62	Floor Sixth
605	34.62	Floor Sixth
606	39.53	Floor Sixth
607	39.74	Floor Sixth
608	35.50	Floor Sixth
701	35.49	Floor Seventh
702	50.11	Floor Seventh
703	51.57	Floor Seventh
704	34.62	Floor Seventh
705	34.62	Floor Seventh
706	39.53	Floor Seventh

नसत-७
दस्तक/ ८९९५/२०२२
E — ७०८



6

708

39.74

35.50

Floor Seventh

Floor Seventh

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

1. The proportionate share in the said General & common area & facilities of each Apartment shall be available to the said Apartment, as described herein and as mentioned in the said plan attached to this Deed Of Declaration as Exh. "A".
2. The family & commercial units are described in detail, in the Schedule-II written hereunder, there under enumerating the number of rooms in each family unit and access to it.
3. The measurement of the family unit is based on "Built-up" area calculated by the Grantor Owner/Developer "Built-up" means the net out to out measurement of walls of the family unit, wall thicknesses which is inclusive of balcony, cupboards, passage etc. plus proportionate area of staircase landings etc. common passages plus 1/2 area of attached terraces, if provided.
4. Each unit shall have independent access to the corridor and to its respective floor and/or to the ground.
5. Each unit in the said **SHIVALIK SIGMA APARTMENT scheme** shall have area and shape, as specifically shown in the said building plan, attached as Exh. "A" to the Deed of Declaration, together with the boundaries thereof.

I] GENERAL COMMON AREAS & FACILITIES:

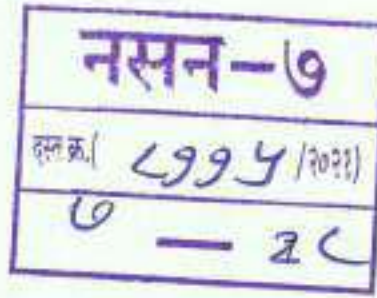
Following described areas and facilities shall be treated as properties of the family units owners and each unit owner shall have his/her interest and right in said common areas & facilities, proportionate to his/her ownership percentage as described, in detail, hereinafter, the particular of the said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

- a) The common staircase of building shall be used by the member of family units of building in common, corridor or any other access available in the building, which is reasonably required to be used for entering into any family units in said building.
- b) The underground water tank, and overhead water tank constructed on the roof of the building for supply of water is common for all units in said building and drainage system thereof along with all fittings of drainage and plumbing thereof.
- c) Common plumbing network throughout the said building.
- d) Common electric meter and lights thereof fitted in the common staircase portion.
- e) The water connection from municipal Corporation main line up to the building.
- f) The foundations and main walls, columns, guarders, beams of the building, as described in the said plan attached as Exh. "A". Hereto.
- g) The Common parking area available in building and terrace on the top of the building shall be used by the member of family units of building in common.
- h) One Common Lift with battery backup

II] RESTRICTED AREAS & FACILITIES:

The Grantor owner/Developer declares that the F.S.I. available for the construction is in the ratio of 1:1 for the said plots. The Grantor owner/Developer has utilized the total available F.S.I. of the said plot. In addition to that the Grantor owner/Developer has utilized additional F.S.I. of **1235.00 sq. mtrs.** By availing T.D.R. benefits for constructing the building on the said plots.

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



Shop No.	Area in Square meters	0% voting rights
01	33.45	1.474
02	33.72	1.486
03	33.72	1.486
04	33.45	1.474
Office No		
05	28.75	1.267
06	29.17	1.286

The entire constructed building are consist of **52 Flats** particulars of which are as under-

Flat No.

101	34.62	1.526
102	39.53	1.742
103	39.74	1.752
104	35.50	1.565
201	35.49	1.564
202	50.11	2.209
203	51.57	2.273
204	34.62	1.526
205	34.62	1.526
206	39.53	1.742
207	39.74	1.752
208	35.50	1.565
301	35.49	1.564
302	50.11	2.209
303	51.57	2.273
304	34.62	1.526
305	34.62	1.526
306	39.53	1.742
307	39.74	1.752
308	35.50	1.565
401	35.49	1.564
402	50.11	2.209
403	51.57	2.273
404	34.62	1.526
405	34.62	1.526
406	39.53	1.742



407	39.74	1.752
408	35.50	1.565
501	35.49	1.564
502	50.11	2.209
503	51.57	2.273
504	34.62	1.526
505	34.62	1.526
506	39.53	1.742
507	39.74	1.752
508	35.50	1.565
601	35.49	1.564
602	50.11	2.209
603	51.57	2.273
604	34.62	1.526
605	34.62	1.526
606	39.53	1.742
607	39.74	1.752
608	35.50	1.565
701	35.49	1.564
702	50.11	2.209
703	51.57	2.273
704	34.62	1.526
705	34.62	1.526
706	39.53	1.742
707	39.74	1.752
708	35.50	1.565

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

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

The said scheme of **SHIVALIK SIGMA APARTMENT condominium** is hereby declared as per the provisions of Maharashtra Apartment Ownership Act 1970. That the interest and title of each family unit owner is described, in detail and the said common areas and facilities are described in detail. In the said scheme for the administration of the **SHIVALIK SIGMA APARTMENT** Bye-laws are provided as per Exh. B. For the purpose of the stamp duty and Registration fees and for the registration of the Deed of Apartment u/s 13 (5) of the said Act. The value of the **SHIVALIK SIGMA APARTMENT condominium** is distributed as follows:-

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

b) Building described in the plan Exh. "A". is valued approx. as shown in the books of account subject to cost of building materials etc. That the said common areas and facilities and/or restricted areas and facilities shall remain undivided and no other owner shall bring any action for partition or

नसम-७
दस्तावेज क्र. (८९९५ / २०२२)
९ - २ - २८



c) division thereof. That the percentage of undivided interest in the said common areas and facilities established herein, shall not be changed, except with the unanimous consent of all the Apartment owners, expressed in an Amendment to this Deed, duly registered.

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

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

- I) Charge, if any on the family unit for payment of Government or Municipal taxes or both and
- II) All sums unpaid on a first mortgage of the Apartment.

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

That where a family unit is sold by a mortgagee in exercise of his power of sale under an English Mortgage or by a court, in execution of a Decree in a suit brought out by a mortgage against the owner of such a family unit at such sale or his successors or the assigns shall be liable for assessments by the Association, which, becomes due prior to the acquisition

नसम-७
दल.क. (८९९५/२०११)
९० - २८



10

of the title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment owners from the filling and claiming charge for such assessments and enforcing the same as provided by law and that such a charge shall be subordinate to such mortgage.

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



SIGNED & DELIVERED BY THE WITHINNAMED

GRONTOR OWNER/DEVELOPERS

YOGESHWAR REALTY THROUGH ITS PARTENERS

MR. MADHUBHAI BABUBHAI KOTHIYA



[Handwritten signature in purple ink]

SCHEDULE - I OF THE SAID PROPERTY

REFERRED TO ABOVE

All that piece and parcel of land bearing Survey No. 333/4/5 Plot No. 4+5 total admeasuring 1193.06 sq. mtrs. Out of Which an area of 37.13sq. mtrs is acquired for transferred to NMC for widening of road actual 7/12 extract Area 1155.93sq. mtrs lying and being at **PATHARDI** within the limits of Nashik Municipal Corporation, Nashik, and Registration and Sub-Registration District of Nashik, Taluka and District of Nashik, which is bounded as shown together below :

On or towards East	: 30 mtrs wide D.P. Road
On or towards West	: Adj S.No. 328
On or towards South	: 7.5 Mtrs wide Colony Road [Proposed 9.00 mtrs. Wide colony Road]
On or towards North	: Open Space

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

"SCHEDULE II"

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

COMMERCIAL UNIT :- There are **04 Shop & 02 Office** on **Ground & First Floor** which are numbered as type number one, two." etc. respectively.

COMMERCIAL UNIT NO ONE- It is admeasuring and making a Carpet area 33.45 sq. mtrs & Mezzanine Area 16.50 sq. mtrs. Specifically known in Exh. "A". Of this Deed.

COMMERCIAL UNIT NO.TWO It is admeasuring and making a Carpet area 33.72 sq. mtrs & Mezzanine Area 16.63 sq. mtrs. Specifically known in Exh. "A". Of this Deed.

COMMERCIAL UNIT NO. THREE- It is admeasuring and making a Carpet area 33.72 sq. mtrs & Mezzanine Area 16.63 sq. mtrs. Specifically known in Exh. "A". Of this Deed.

COMMERCIAL UNIT NO.FOUR It is admeasuring and making a Carpet area 33.45 sq. mtrs & Mezzanine Area 16.50 sq. mtrs. Specifically known in Exh. "A". Of this Deed.

नस-७	
दस्तावेज क्र.	८९२५/२०२१
११	११
११ - २८	



OFFICE UNIT NO.FIVE It is admeasuring and making a Carpet area **28.75** sq. mtrs & Open Balcony Area **8.50** sq. mtrs. Specifically known in Exh. "A". Of this Deed.

OFFICE UNIT NO.SIX It is admeasuring and making a Carpet area **29.17** sq. mtrs & Open Balcony Area **8.50** sq. mtrs. Specifically known in Exh. "A". Of this Deed.

FAMILY UNIT :- There are **52** family units on **First Floor to Seventh Floor** which are numbered as type number one, two," etc. respectively.

FAMILY UNIT TYPE NUMBER 101:- It is admeasuring and making an area of Carpet **34.62** sq. mtrs & useable area of **Open Balcony /utility /Cuboard / Area 10.97** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 102:- It is admeasuring and making an area of Carpet **39.53** sq. mtrs & useable area of **Open Balcony /utility /Cuboard/ Area 21.00** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 103:- It is admeasuring and making an area of Carpet **39.74** sq. mtrs & useable area of **Open Balcony /utility /Cuboard / Area 19.58**sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 104:- It is admeasuring and making an area of Carpet **35.50** sq. mtrs & useable area of **Open Balcony / utility /Cuboard / Area 10.97** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 201:- It is admeasuring and making an area of Carpet **35.49** sq. mtrs & useable area of **Open Balcony /utility /Cuboard / Area 10.97** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 202:- It is admeasuring and making an area of Carpet **50.11** sq. mtrs & useable area of **Open Balcony/ utility /Cuboard/ Area 16.62** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 203:- It is admeasuring and making an area of Carpet **51.57** sq. mtrs & useable area of **Open Balcony /utility /Cuboard / Area 16.62**sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 204:- It is admeasuring and making an area of Carpet **34.62** sq. mtrs & useable area of **Open Balcony /utility / Cuboard / Area 10.97** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 205:- It is admeasuring and making an area of Carpet **34.62** sq. mtrs & useable area of **Open Balcony /utility /Cuboard/ Area 10.97** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 206:- It is admeasuring and making an area of Carpet **39.53** sq. mtrs & useable area of **Open Balcony /utility /Cuboard / Area 21.00** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 207:- It is admeasuring and making an area of Carpet **39.74** sq. mtrs & useable area of **Open Balcony /utility /Cuboard/ Area 19.58** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 208:- It is admeasuring and making an area of Carpet **35.50** sq. mtrs & useable area of **Open Balcony /utility / Cuboard / Area 10.97** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 301:- It is admeasuring and making an area of Carpet **35.49** sq. mtrs & useable area of **Open Balcony /utility /Cuboard / Area 10.97** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 302:- It is admeasuring and making an area of Carpet **50.11**sq. mtrs & useable area of **Open Balcony /utility /Cuboard / Area 16.62** sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 303:- It is admeasuring and making an area of Carpet **51.57** sq. mtrs & useable area of **Open Balcony / utility /Cuboard / Area 16.62** sq.mtr specifically known in Exh. "A". Of this Deed.

नसम-७
दस्तावेज (६९९ / २०२१)
९२ — २८



12

FAMILY UNIT TYPE NUMBER 304:- It is admeasuring and making an area of Carpet 34.62 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 305:- It is admeasuring and making an area of Carpet 34.62 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 306:- It is admeasuring and making an area of Carpet 39.53 sq. mtrs & useable area of Open Balcony /utility /Cuboard/ Area 21.00 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 307:- It is admeasuring and making an area of Carpet 39.74 sq. mtrs & useable area of Open Balcony /utility /Cuboard/ Area 19.58 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 308:- It is admeasuring and making an area of Carpet 35.50 sq. mtrs & useable area of Open Balcony /utility /Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 401:- It is admeasuring and making an area of Carpet 35.49 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 402:- It is admeasuring and making an area of Carpet 50.11 sq. mtrs & useable area of Open Balcony / utility /Cuboard/ Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 403:- It is admeasuring and making an area of Carpet 51.57sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 404:- It is admeasuring and making an area of Carpet 34.62sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 405:- It is admeasuring and making an area of Carpet 34.62sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 406:- It is admeasuring and making an area of Carpet 39.53sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 21.00 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 407:- It is admeasuring and making an area of Carpet 39.74sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 19.58 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 408:- It is admeasuring and making an area of Carpet 35.50sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 501:- It is admeasuring and making an area of Carpet 35.49 sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 502:- It is admeasuring and making an area of Carpet 50.11sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 503:- It is admeasuring and making an area of Carpet 51.57sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 504:- It is admeasuring and making an area of Carpet 34.62sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 505:- It is admeasuring and making an area of Carpet 34.62sq. mtrs &useable area of Open Balcony/utility/Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

नसन-७	
दस्तावेज क्र.	९९५ / २०२१
पृष्ठ	१३ — २८



FAMILY UNIT TYPE NUMBER 506:- It is admeasuring and making an area of Carpet 39.53sq. mtrs & useable area of Open Balcony/utility/Cuboard/ Area 21.00 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 507:- It is admeasuring and making an area of Carpet 39.74sq. mtrs & useable area of Open Balcony/utility/Cuboard/ Area 19.58 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 508:- It is admeasuring and making an area of Carpet 35.50 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 601:- It is admeasuring and making an area of Carpet 35.49 sq. mtrs & useable area of Open Balcony /utility/Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 602:- It is admeasuring and making an area of Carpet 50.11sq. mtrs & useable area of Open Balcony /utility /Cuboard/ Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 603:- It is admeasuring and making an area of Carpet 51.57 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 604:- It is admeasuring and making an area of Carpet 34.62 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 605:- It is admeasuring and making an area of Carpet 34.62 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 606:- It is admeasuring and making an area of Carpet 39.53 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 21.00 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 607:- It is admeasuring and making an area of Carpet 39.74 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 19.58 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 608:- It is admeasuring and making an area of Carpet 35.50 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 701:- It is admeasuring and making an area of Carpet 35.49 sq. mtrs & useable area of Open Balcony / utility / Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 702:- It is admeasuring and making an area of Carpet 50.11 sq. mtrs & useable area of Open Balcony /utility /Cuboard/ Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

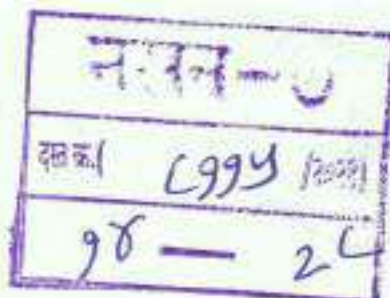
FAMILY UNIT TYPE NUMBER 703:- It is admeasuring and making an area of Carpet 51.57sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 16.62 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 704:- It is admeasuring and making an area of Carpet 34.62sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 705:- It is admeasuring and making an area of Carpet 34.62sq. mtrs & useable area of Open Balcony /utility /Cuboard/ Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 706:- It is admeasuring and making an area of Carpet 39.53sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 21.00 sq.mtr specifically known in Exh. "A". Of this Deed.

FAMILY UNIT TYPE NUMBER 707:- It is admeasuring and making an area of Carpet 39.74 sq. mtrs & useable area of Open Balcony /utility /Cuboard/ Area 19.58 sq.mtr specifically known in Exh. "A". Of this Deed.



FAMILY UNIT TYPE NUMBER 708:- It is admeasuring and making an area of Carpet 35.50 sq. mtrs & useable area of Open Balcony /utility /Cuboard / Area 10.97 sq.mtr specifically known in Exh. "A". Of this Deed.

BYE-LAWS OF SHIVALIK SIGMA APARTMENT

1. **SHORT TITLE AND APPLICATION:** -These Bye-laws shall be called the bye-laws of the **SHIVALIK SIGMA APARTMENT condominium**. The provisions of these bye-laws apply to the **SHIVALIK SIGMA APARTMENT condominium**. All the present or future owners, tenants, or their employees or any other person who might use the facilities of the building in any manner, are subject to the regulations set forth in these bye-laws. Mere acquisition or rental or taking of license of any of the commercial, family units (hereinafter referred to as the "Units") of the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified and shall be completed with.

2. DEFINITION:

I] in these bye-laws, unless the context requires otherwise,

- a) "Act" means the Maharashtra Apartment Ownership Act, 1970.
- b) "Association" means the association of all the Apartment owners constituted by such owners for the purpose of administration of the **SHIVALIK SIGMA APARTMENT condominium's** "Board" means a Board of Managers consisting of five persons, all of whom shall be owners of Apartment in the **SHIVALIK SIGMA APARTMENT "condominium**.
- D] "Building" means the building located Survey No. 333/4/5 Plot No. 4+5 total admeasuring 1193.06 sq. mtrs .. Out of Which an area of 37.13 sq. mtrs is acquired for transferred to NMC for widening of road actual 7/12 extract Area 1155.93 sq. mtrs lying and being at **PATHARDI** known as the **SHIVALIK SIGMA APARTMENT condominium** or any part thereof.
- E] "Declaration" means a Declaration which the sole owner of the building or all the owners
- c) of the building have executed and registered as provided in section 2.
- F] "Majority of Owners" mean those owners holding 51 percent of the votes in accordance with the percentage assigned in the Declaration.
- G] "Owner" or "Apartment Owner" means a person owing an Apartment in the **SHIVALIK SIGMA APARTMENT condominium**.
- "Section" means a section of the Act.
- H] "Unit" means a Family unit, in the **SHIVALIK SIGMA APARTMENT condominium**.
- I] "Registrar" means the Registrar of co-operative societies.
- J] Words expressions used these bye-laws, but not defined herein, shall have the meaning respectively assigned to them in the Act.

3. APARTMENT OWNERSHIP: The building located on Survey No. 333/4/5 Plot No. 4+5 total admeasuring 1193.06 sq. mtrs.. Out of Which an area of 37.13sq. mtrs is acquired for transferred to NMC for widening of road actual 7/12 extract Area 1155.93 sq. mtrs lying and being at **PATHARDI** known as the **SHIVALIK SIGMA APARTMENT condominium** or any part thereof is submitted to the provisions of the Act.

4. OBJECTS OF THE ASSOCIATION:

[I] the objects of the Association shall be -

- a) to be and to act as the Association of Apartment owners of the building called **SHIVALIK SIGMA APARTMENT condominium** constructed over Survey No. 333/4/5 Plot No. 4+5 total admeasuring 1193.06 sq. mtrs .. Out of Which an area of 37.13sq. mtrs is acquired for transferred to NMC for widening of road actual 7/12 extract Area 1155.93 sq. mtrs lying and being at **PATHARDI** hereinafter called as the 'said building') who have filed their respective declarations submitting their apartments to the provisions of the act.
- b) to invest for deposit moneys ; to provide for the maintenance, repair and replacement of the said common areas and facilities by contribution from the Apartment owners, and if necessary, by raising loans for that purpose; C] to retain and rent or license, if possible, suitable portions of the common areas to outsiders for commercial purposes and to distribute the common profits left after deducting the common expenses amongst the Apartment owners, as common profits or accumulate the same for building up a reserve fund. D] To provide for and do all or any of the matters provided in sub-section (2) of the section 16. E] To advance, with the consent of the Apartment owners,

757-3
दल.क्र. (924 / 2022)
१५ - २८



c) any short term loan to any apartment owners in case of any emergent necessity and to provide for repayment thereof in lump sum or in installments. F] to establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recreate activities for the benefit of the Apartment owners] to frame rules, with the approval of the general meeting of the Association and after consulting the competent

d) authority, and may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association] To do all things necessary or otherwise provided for their welfare, expedient for the Attainment obtain of the objects, specified in these bye-laws.

II] The Association shall not act beyond the scope of its objects, without duly amending the provisions of these bye-laws for the purpose.

5. MEMBES OF ASSOCIATION:

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

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

3) On the death of an Apartment owner, his Apartment shall be transferred to the person or persons to whom he has bequeathed the same by his will or to the legal representative of his estate and in case he has not made any specific bequest of the Apartment, the name of the legatee or the names of Thelegal representatives, jointly shall be entered in the Register of Apartment owners maintained by the secretary for the purpose of Administration of the **SHIVALIK SIGMA APARTMENT condominiums** apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6. JOINT APARTMENT OWNERS- Where an Apartment has been purchased by two or more persons, jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but, the person whose name appears first on the share certificate, shall alone have the right to vote.

7. HOLDING OF ONE SHARE COMPULSORY- Every Apartment owner must hold at least one share of the Association (joint Apartment owners holding the shares jointly).

8. DISQUALIFICATION: No Apartment owner shall be entitled to vote on the question of election of members of the Board or the President, Secretary, Treasurer or any other office bearer or be entitled to stand for contest election to such office, if he is in arrears of any sum due from him in respect of his contribution for common expenses for more than sixty days on the last day of the year preceding the year in which the elections to the Board would take place.

CHAPTER II

9. VOTING:

Voting shall be on a percentage basis and the percentage of the vote to which the owner is entitled to, is the percentage assigned to the family unit or units in the Declaration.

10. QUORUM:

Except, as otherwise provided in these bye-laws, the presence in person of a majority of owners shall constitute a quorum.

11. VOTES TO BE CAST IN PERSON-

Votes shall be cast in person.

**CHAPTER III ADMINISTRATION****12. POWERS & DUTIES OF ASSOCIATION -**

The Association will have the responsibility of administering the **SHIVALIK SIGMA APARTMENT** Condominium approving the annual budget, Establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner, except as otherwise provided, resolutions of the association shall require approval by a majority of owners, casting votes in persons.

13. PLACE OF MEETINGS: -

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

14. ANNUAL MEETINGS: -

The first annual meeting of the Association shall be held on in the month of June. Thereafter, the annual meeting of the Association shall be held on the 1st Sunday of June of each succeeding year, At such meeting, there shall be elected by ballot of the Apartment owners, a Board of Managers, in accordance with the requirements of bye-laws. 2. The owners may also transact such other business of the Association as may properly come before them.

15. SPECIAL MEETINGS:-

It shall be the duty of the president to call a special meeting of the Apartment owners, as directed by a Resolution of the Board or upon a petition signed by majority of the owners and having been presented to the secretary or at the request of the housing commissioner or as the case may be, the Registrar or any officer, duly authorized by him in this behalf official duty authorized by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except, as stated in the notice, without the consent of 4/5th of the owners present in persons.

16. NOTICE OF MEETING: -

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

17. ADJOURNED MEETING:-

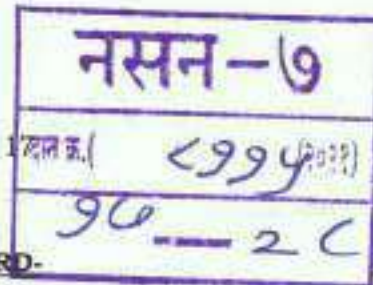
If any meeting owners cannot be organized because a quorum has not attended, the owners who are present may adjourn the meeting to a time not less than forty eight (48) hours from the time, the original meeting was called for. If at such adjourned meeting also, no quorum is present, the owners present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

18. ORDER OF BUSINESS: -

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

CHAPTER IV BOARD OF MANAGERS**19. MANAGEMENT OF ASSOCIATION:-**

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



20. POWERS AND DUTIES OF BOARD-

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as notice. Attendance of by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required any business may be transacted at such meeting.

OTHER DUTIES:

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

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

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

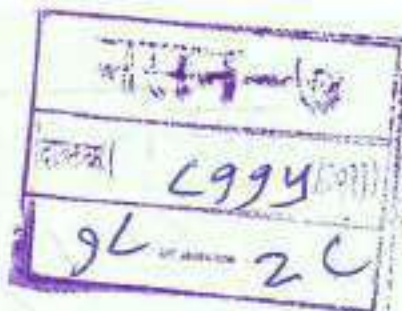
22. ELECTION AND TERM OF AN OFFICER:-At the first annual general meeting of the Association, the term of office of two managers shall be fixed for three years. The term of office of one manager shall be fixed at one year. At the expiry of the initial term of office of each respective manager, his successors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

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

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

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

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



27. SPECIAL MEETING: Special meeting of the Board may be called by the president on three days' notice to each manager, given personally or by mail or telegraph, which notice, shall state the time, place (as hereinabove provided and purpose of the meeting (special) meeting of the Board) shall be called by the president or Secretary in the manner and on like notice on the written request of at least 3 managers.

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

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

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

CHAPTER V OFFICERS

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

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

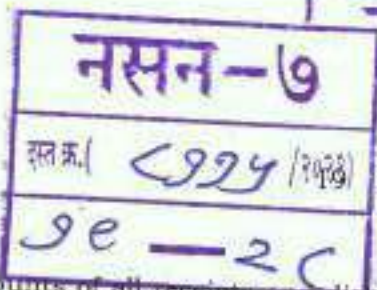
33. REMOVAL OF OFFICERS :-Upon an affirmative vote of a majority of the Members of the Board, any officer may be removed either with or without any cause and his successor elected at any regular meeting of the Board of members or at any special meeting of the Board called for such purpose.

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

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

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

37. TREASURER:-The Treasurer shall be responsible for the Association funds and securities and shall also be responsible for keeping full and



accurate accounts of all receipts and disbursements in the books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such deposits, as may be, from time to time, designated by the Board.

CHAPTER VI

OBLIGATIONS OF THE APARTMENT OWNERS

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

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

40. Use of Family Units -Internal Changes:-

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

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

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

43. RULES OF CONDUCT:-

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



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

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

CHAPTER VII

FUNDS AND THEIR INVESTMENT

44. FUNDS: -

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

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

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

46. Affiliation: - Should there be any federation of Apartment owners in the locality, in which the **SHIVALIK SIGMA APARTMENT Association** is suit at the Association may, after consulting the Competent Authority, become a member thereof and pay the sums from time to time, payable to such federation under the rules thereof.

47. ACCOUNTS: - A banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that the secretary may retain in his personal custody an amount not exceeding Rs. 500/- for petty expenses. All payment above Rs. 20/- shall be made by cheque, duly signed by the **Chairman & secretary** and one member of the Board.

1. Each apartment owner shall have a pass book in which the secretary shall enter amounts paid to or received for his share in receipts of profits from the common areas and contributions towards common expenses and his share of assessment and other dues, if any, in respect of his apartment.

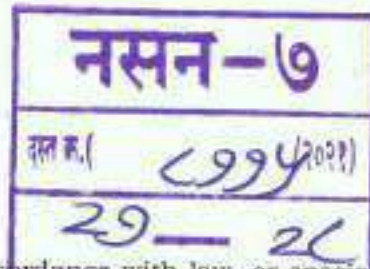
2. The association shall in each year publish an audited financial statement in respect of the common areas and facilities containing.

The profit and loss account.

- a) The receipts and expenditure of the previous financial year, and
 - b) A summary of the property and assets and liabilities of the Association giving such particulars, as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.
3. The audited statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof, shall be submitted to the competent authority not later than 31st March every year.
4. Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loans. The financial statement shall state up to what date profits and expenses of the areas are included.

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

49. APPOINTMENT OF AUDITOR: - The Association shall appoint at its general meeting, an Auditor who shall audit the accounts of the Association to be prepared by the Board, as hereinabove provided and shall examine the annual return, and verify the same, with the accounts relating thereto and shall enter sign the same as found by him to be correct, duly vouched and



in accordance with law, or specially report to the Association in what report he finds it correct, un-vouched or not in accordance with law.

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

CHAPTER - VIII MORTGAGES

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

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

CHAPTER - IX COMPLIANCE

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

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

Chapter x

Chapter x Amendment to plan of Apartment Ownership

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

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



SIGNED & DELIVERED BY THE WITHIN NAMED

GRONTOR OWNER/DEVELOPERS

YOGESHWAR REALTY THROUGH ITS PARTENERS

MADHUBHAI BABUBHAI KOTHIYA

]

]

]

]



Handwritten signature in purple ink.

WITNESS

Handwritten signature in purple ink.

1.

2.

नसम-७
दस्तावेज (८९९५/२०१९)
२२ — २८



22

घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार. मा. नोंदणी महाविधिक म.रा.पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपक्वमानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. त्याबाबत मला/आम्ही अस्मिन् घोषित केलेला आहे. दस्तावेजात लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खाली करून घेतलेली आहे/आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रक्रियेनुसार आपल्या जबाबदारीने मी/आम्ही दस्तावेजात मिळकतीचे मालक / वारस हक्कदार / कबलेदार / वित्तसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हक्क आहे व जहा मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजकालचे रजिस्ट्रार यांनी याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बंधन, विकसत बंधन, शासन बंधन व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून बाकीदार समक्ष निष्पादीत केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीत दाखल केलेला आहे. दस्तावेजात संपूर्ण मजकूर, निष्पादीत व्यक्ती, साक्षीदार व लोकल जोडलेल्या कायदाप्रमाणे सत्यता तपासली आहे. दस्तावेजी सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट द्या या कायदेद्वारे बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील.

मा दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सधम अधिकारी / मा.न्यायालय / मा.उच्च न्यायालय यांचा तपास होत नाही. तसेच महापट्ट नोंदणी नियम १९९१ चे नियम ४४ नुसार जाहीत होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९९१ चे नियम ४४ व सेल्युलेर मा. न्यायालय / मा.उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजातले मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासली ही नोंदणी अधिकारी यांची जबाबदारी नाही याची अग्रहस्त पूर्णपणे जाणीव आहे.

स्वाक मिळकतीविषयी सध्या होत असलेली फसवणूक/जबाबदारीत / संशयित व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुने हे माझ्या / आमचे दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दस्तावेजात घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहाराकडे कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कधी लाविली / वारविली गेली असावात अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेद्वारे प्रत्य उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हांना पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही, जर भविष्यात सदर प्रकारची कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ३ (सात) वर्षांच्या तुरुंगवास राहणार आहोत याची मला/आम्हांना पूर्णपणे जाणीव आहे त्यामुळे हे घोषणपत्र / शपथपत्र दस्तावेजात भ्रम म्हणून जोडत आहोत.

योगेश्वर पटेल
लिहून देणार

योगेश्वर पटेल
लिहून देणार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते संख्या कार्ड
Permanent Account Number Card
AABFY9186A

MR / MRS
YOGESHWAR REALTY

16/09/2015

SELF ATTESTED

योगेश्वर पटेल
BY ME

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH15 2001000794 DLV 29-09-2011

DLR 16-10-2014

COV COV
MCWD MCWD
LWP LWP

DOB 29-09-1984 DO B+

Name: MADHAV KILASHNI
S.O. of TRANSMAN
JAY A. H. ROOMSTA RESIDENCY, VANDHAR GROUND
RAJY NAGAR, WASHI
MOS 420008-04
PW 420008

Signature & ID of Issuing Authority MH15 2011179

SELF ATTESTED

योगेश्वर पटेल
BY ME



नाशिक महानगरपालिका, नाशिक

इमारत बापर करणे दाखला

No. 28111

(पूर्ण/भमणः)

जाचक क्र./ननिवि/24999/2029

दिनांक : 23 / 06 / 2029

श्री/श्रीमती सोरोबेकर निमिषाजी अशोकराजी फर्मे नफे अशोकराजी मधुबाई बाबुबाई कोठिया वडनर
प्रकण्याचे ठिकाण व पत्ता : झाजेबेकर नवनेर पायडी फाटा पायडी शिवाजी नाशिक

दस्तावेज क्र. 05 05 2029 अ असे क्रमांक वी-2 / 06

मालका,

व्यवसाय देण्यात येतो की, पायडी शिवाजीनगर/सि.स.नं., स.नं. 333/8/4

जमीन व 8+4 अ.पू. क्र.

मधील इमारतीच्या मळमजले + मानमजले

सदकाबाबत इन्टोल बांधकाम पावसाची क्र. अ-8/EL/2098 दिनांक 98/06/2098 अन्वये

विशेषाभावे अर्जितेकर भुवि, बांधकामाबाबत, श्री. अशोक जामदार रजिस्ट्रेशन क्र.

बाबत निवडणुकाबाबत पूर्ण होतो असून निवडणुका निवडणुका कारणासाठी खालील अटी

शर्तीस अधीन राहून इमारतीचा बापर करणेस पावसाची देण्यात येत आहे.

1) एकूण बांधकाम क्षेत्र 3998.498 चौ.मी. या पैकी निवासी 2898.338 निवासेतर 203.48 चौ.मी.

2) एकूण वटई क्षेत्र 2098.00 चौ.मी. या पैकी निवासी 2808.22 निवासेतर 900.48 चौ.मी.

3) मध्य इमारतीचा बापर निवडणुका निवडणुका कारणासाठी करता येईल.

4) मध्य इमारतीत बांधकाम पूर्ण झालेले असून बांधकामाबाबत कोणताही बदल करता येणार नाही. परस्पर बांधकाम व

बांधकामात बदल केल्यास अर्जितेकर अन्वये निवडणुका नसतून बांधकाम करवाई करण्यात येईल.

5) अर्जितेकर प्लॉट / बांधकाम इन्टोल नं. _____

6) अर्जितेकर विभागाचा अंतिम दाखला क्रमांक _____

7) अर्जितेकर विभागाचा बांधकाम बांधकाम क्रमांक _____

8) बांधकाम अर्जासाठी अर्जितेकराची सर्वोपलब्ध विमणात बांधकाम बांधकाम

9) फाटील अर्जासाठी देड नं. 98000 पाजे 88/349 दि. 99/06/2029 अन्वये अर्जाचे.

कार्यकारी अभियंता

नगर नियोजन विभाग

नाशिक महानगरपालिका, नाशिक

नरान-13

दस्तावेज क्र. 1925 / 2029

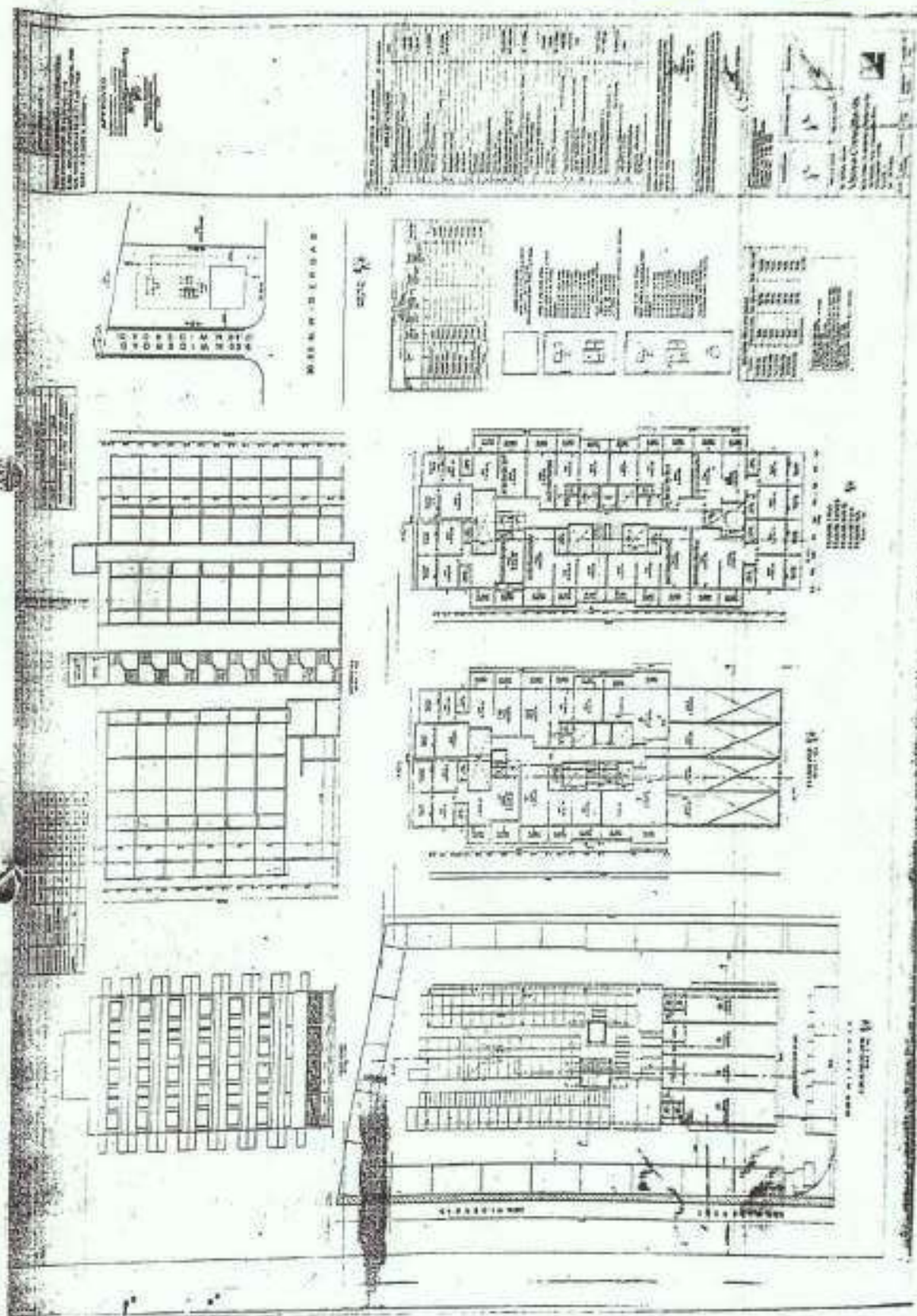
28 - 24



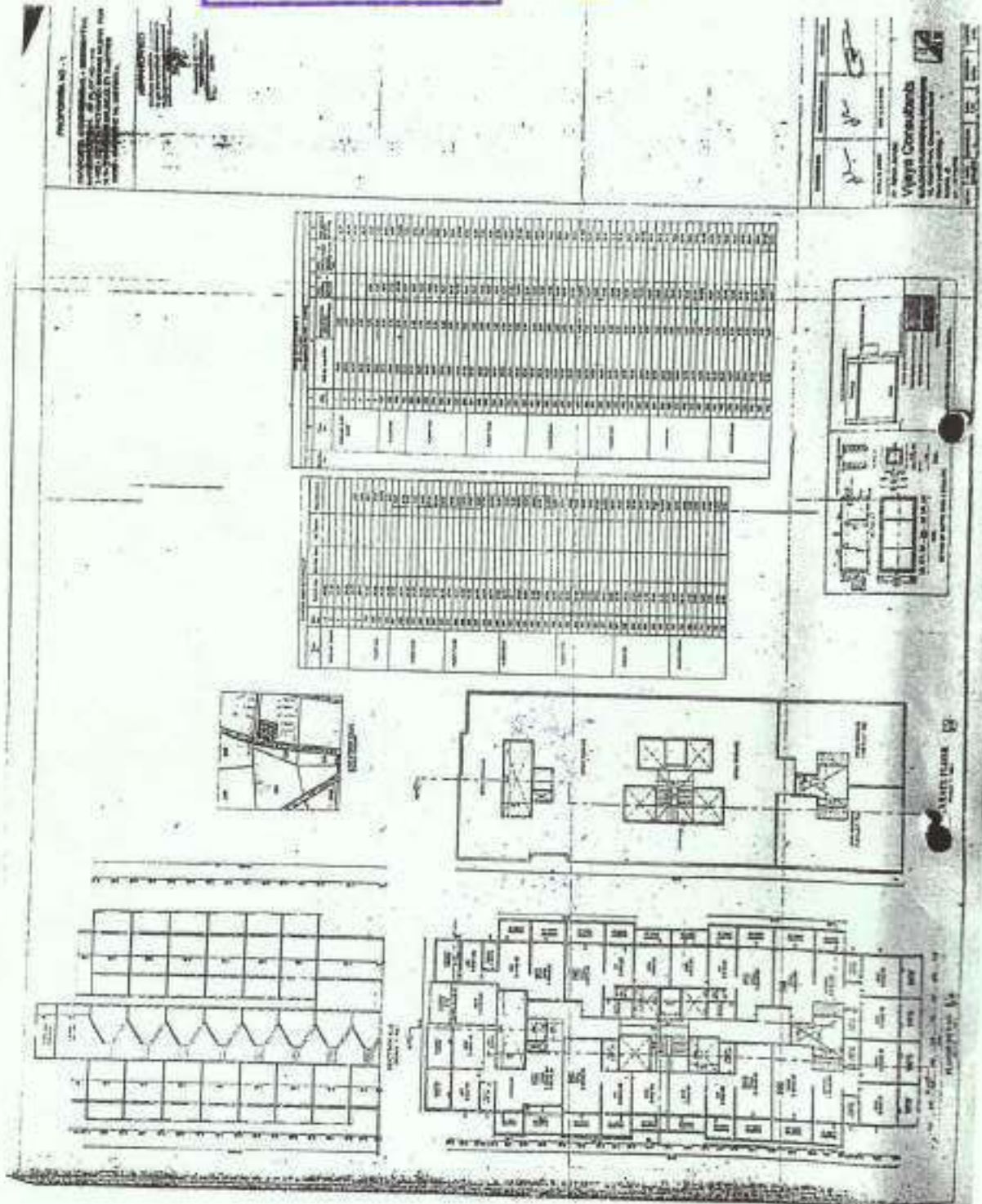
नसम-७

कम.क्र. (C994077)

24 - 2C



नसम-७
दस्तावेज क्र. (८९९५/२०२१)
२६-२८





सोमवार 27 सप्टेंबर 2021 4:09 म.नं.

दस्त गोपबारा भाग-1

नसन7

20-20

दस्त क्रमांक: 8115/2021

दस्त क्रमांक: नसन7 /8115/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 100/-

दु. नि. सह. दु. नि. नसन7 आणि कार्यालयात

अ. क्र. 8115 वर दि. 27-09-2021

रोजी 4:04 म.नं. वा. हजर केला.

पावती: 8823

पावती दिनांक: 27/09/2021

सादरकरणाचे नाव: सोनेश्वर रिजल्टी वर्क भागीदार मधुभाई बाबुभाई कोठीया - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण: 660.00

दस्त हजर करणाऱ्याची सही:

सह. दुसऱ्या निबंधक वर्ग-२

नाशिक-७.

दस्ताचा प्रकार: घोषपात्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिफा क्र. 1 27 / 09 / 2021 04 : 04 : 13 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 27 / 09 / 2021 04 : 06 : 56 PM ची वेळ: (फी)

Joint S.R. Nashik-7

सह. दुसऱ्या निबंधक वर्ग-२

नाशिक-७.





27/09/2021 5 10:31 PM

दस्तावेजाचा भाग-2

नसबर्ग

22-22

दस्तावेजाचा क्रमांक: 8115/2021

दस्तावेजाचा क्रमांक: नसबर्ग/8115/2021

दस्तावेजाचा प्रकार: -धोषणापत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: योगेश्वर रिजल्टी सर्वे भागीदार बंधुभाई बाबुभाई कोटीया - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एसएसए 35
श्रीकृष्णकृपा अधिनियम मिडको नासिक, ब्लॉक नं: -, रोड नं: -,
महाराष्ट्र, पार्श्वीक,
पिन नंबर:

पक्षकाराचा प्रकार

निहून देशार
वय :- 53
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तबाकधीत धोषणापत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ: 27/09/2021 05:08:15 PM

शेकत:-

घातिल इतम असे निवेदीत करतात की ते दस्तऐवज करून देण-यांना व्यक्तीक: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: माधव व्यवहक कुलकर्णी - -
वय: 57
पत्ता: ए-11 संडा रेसिडेन्सी राजीवनगर नासिक
पिन कोड: 422009

छायाचित्र



अंगठ्याचा ठसा



2. नाव: सुनिल तखनबाल जाहवा - -
वय: 52
पत्ता: Nashik
पिन कोड: 422005

स्वाक्षरी



शिका क्र.4 ची वेळ: 27/09/2021 05:10:27 PM

सह. दुय्यम निबंधक वर्ग-२

Payment नाशिक-७.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOGESHWAR REALTY	eChallan	02300042021092616932	MH006700237202122E	100.00	SD	0003180752202122	27/09/2021
2	YOGESHWAR REALTY	eChallan		MH006700237202122E	100	RF	0003180752202122	27/09/2021
3		DHC		2609202101700	560	RF	2609202101700D	27/09/2021

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

8115/2021

Know Your Rights as Registrants

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

For feedback, please write to us at feedback.usrita@gmail.com



प्रमाणित करण्यात येते की,
ही दस्तावेज एकूण २२ पाने आहेत.

पुस्तक क्रमांक १, क्रमांक
८९९५ वर नोंदला.

दिनांक २७ माहे ० सित २०२१

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.