महालक्ष्मी संकुल.

अपार्टमेंट डिक्लरेशन.

340/1643
Friday,February 16 ,2024
1:46 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2102 दिनांक: 16/02/2024

गावाचे नाव: **नाशिक शहर**
दस्तऐवजाचा अनुक्रमांक: **नसन3-1643-2024**
दस्तऐवजाचा प्रकार : **डिक्लरेशन**
सादर करणाऱ्याचे नाव: **मे. मातोश्री बिल्डकॉन भागीदारी संस्था तर्फे भागीदार संजय दामु शिंदे**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	रु. 800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:06 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3
सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224169604625 दिनांक: 16/02/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015714040202324E दिनांक: 16/02/2024
बँकेचे नाव व पत्ता:

मुळ दस्त परत केला
व सही घेतली.

16/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3
दस्त क्रमांक : 1643/2024
नोदंणी :
Regn:63m

गावाचे नाव : नाशिक शहर

(1)विलेखाचा प्रकार	डिक्लरेशन
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे नाशिक शिवारातील सर्व्हे नं 227/2ब/1/2/3 यातील प्लॉट नं 11 यासी क्षेत्र 1029.62 चौ.मी. पैकी 987.01 चौ.मी. यावरील बांधीव इमारतीस महालक्ष्मी संकुल या नावाने घोषित करणे बाबत.((Survey Number : 227/2ब/1/2/3 ; Plot Number : 11 ;))
(5) क्षेत्रफळ	1) 987.01 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. मातोश्री बिल्डकॉन भागीदारी संस्था तर्फे भागीदार संजय दामु शिंदे वय:-54; पत्ता:-प्लॉट नं: 20/21 , माळा नं: -, इमारतीचे नाव: मातोश्री बंगलो, ब्लॉक नं: महालक्ष्मी नगर, रोड नं: आडगांव नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422003 पॅन नं:-AAYFM0220E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1643/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : Affidavit

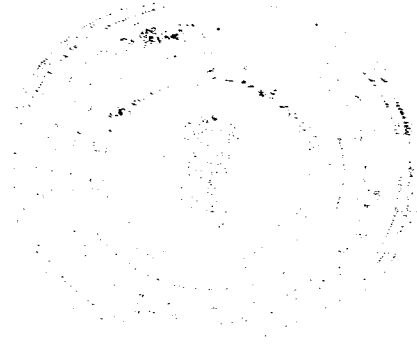
सूची क्र.II
नोंदणी नंतरची प्रथम प्रत

रंगणकीय अभिलेखातील प्रत
अस्सल बरहुकुम नक्कल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

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





CHALLAN
MTR Form Number-6

GRN	MH015714040202324E	BARCODE		Date	15/02/2024-19:06:08	Form ID	25.3

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	**Full Name**	Matoshri Buildcon Through Partner
Location	NASHIK		
Year	2023-2024 One Time	**Flat/Block No.**	S.No. 227/2B/1/2/3
		Premises/Building	
		Road/Street	Plot No. 11
		Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 1
		Remarks (If Any)	SecondPartyName=Matoshri Buildcon Through Partner~
		Amount In Words	Two Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	100.00
0030063301 Registration Fee	100.00
Total	200.00

नसन-३
दस्त क्र.(६८८३/२०२४)

STATE OF THE JOINT SUB-REGISTRAR Class-2 NASIK-3

Payment Details	BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02202292024021506697	164683705
Cheque/DD No.		Bank Date	RBI Date	15/02/2024-19:06:08	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 0000000000

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 लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.~~

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0224169604625	Date	16/02/2024

Received from SELF, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.

Payment Details

Bank Name	SBIN	Date	16/02/2024
Bank CIN	10004152024021604333	REF No.	404774870023

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

नमुना-३
दस्त क्र. ६५८७ /२०२४
२-३८

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

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 16th day of **FEBRUARY 2024.**

B Y

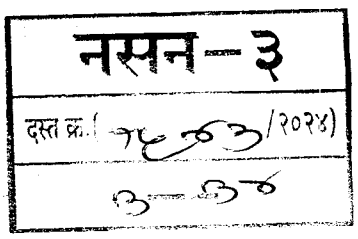
M/S. MATOSHRI BUILDCON, A Partnership Firm,having its Office Address : Plot NO. 4, Gat No. 535, Nivrutti Nagar, Opp. Jatra Hotel, Near Uddhav Memorial Hospital, Adgaon, Nashik – 422003. PAN – AAYFM 0220 E through its Partners MR. SANJAY DAMU SHINDE, Age 54 Years, Occupation Business R/o :- Plot NO. 20/21, Gat No. 557, Matoshri Bunglow, Mahalaxmi Nagar, Adgaon, Nashik – 422003. Mail Id – sanjay_matoshri@rediffmail.com, Mob No. 9823504100

hereinafter referred to as the **"GRANTOR"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, assigns, etc.)

FIRST – Grantor is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated **at Nashik,** Tal. Dist. Nashik, more particularly described in the schedule written hereunder and hereinafter referred to as the Said Property.

SECOND - Grantor has purchased Plot No. 11 total admeasuring 1029-62 Sq. Mtsr. from the previous owner **Mrs. Surekha Vilas Darvekar alias Surekha Gangadhar Gaidhani by a sale deed dated 15/9/2017 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 6201/2017 on 15/9/2017** and name of the Grantor is mutated in the owners column of the record of rights and the Grantor has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the Grantor may deem fit and proper.

THIRD - Grantor has prepared a building plan which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP/NASHIK/DCR/0449/2019 Dated 12/3/2019 and Grantor has





revised a building plan which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP/NASHIK/C1/323/2021 Dated 23/08/2021and the Grantor has commenced the construction of the building, hereinafter referred to as the SAID BUILDING. As per rules of Nashik Municipal Corporation Nashik an area admeasuring 13.61 Sq.Mtrs. out of plot no. 11 is surrendered to Nashik Muncicipal Corporation Nashik for road widening and as such name of Nashik Municipal Corporation is mutated in the owners column for the area admeasuring 13.61 Sq. Mtrs. so also additional area of 29.00 Sq. Mtrs. is handed over to Nashik Muncipal Corporation for Fencing Widening road name of NMC is mutated in the record of right of 29.00 Sq.Mtrs. and as area total 42.61 Sq.Mtrs. is subjected to widening road and Fencing. and as such the total holding of the holder is reduced to 987.01 Sq. Mtrs. and as per the building plan the Grantor has commenced and completed the construction on the said property a building known as **MAHALAXMI SANKUL** and obtained Occupancy Certificate from Nashik Municipal Corporation, Nashik under **Approval NO. NMCB/FO/2024/APL/04848 on 05/02/2024** hereinafter referred to as the **SAID BUILDING.**

FOURTH - Grantor has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 under No. P51600021627 ON 09/09/2021 with the Real Estate Regulatory Authority.

FIFTH - That the said building **A and B wing on the project land Consisting of Basement Parking + Ground Floor and Mezzanine Floor for commercial purpose and First Floor to five upper floors for residential** apartment. All the floors are all capable of individual utilization on account of having their own exit to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular and exclusive property right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their adequate use and enjoyment and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

SIXTH : That the condominium shall be known as **'MAHALAXMI SANKUL'** and that the family units common areas and facilities of the building will be as follows:-

A Wing

* **Commercial Unit - On Ground + Mezzanine Floor there are Twelve shops numbered as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.**
* **Family Unit -On First Floor there are Three Flats numbered as 1, 2 and 3.**
* **Family Unit -On Second Floor there are Three Flats numbered as 4, 5 and 6**
* **Family Unit -On Third Floor there are Three Flats numbered as 7, 8, and 9**
* **Family Unit -On Fourth Floor there are Three Flats numbered as 10, 11 and 12**
* **Family Unit -On Fifth Floor there are Two Flats numbered as 13 and 14**

B Wing

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* **Family Unit -On First Floor there are Four Flats numbered as 1, 2, 3 and 4**
* **Family Unit -On Second Floor there are Four Flats numbered as 5, 6, 7 and 8**
* **Family Unit -On Third Floor there are Four Flats numbered as 9, 10, 11 and 12**
* **Family Unit -On Fourth Floor there are Four Flats numbered as 13,14,15 and 16**
* **Family Unit -On Fifth Floor there are Four Flats numbered as 17, 18, 19 and 20**

Description of each family unit is described as under:-

COMMERCIAL UNIT
A WING SHOP

(1) **Commercial** Unit - **Shop No. 1** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 31.12 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(2) **Commercial** Unit - **Shop No. 2** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 33.53 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(3) **Commercial** Unit - **Shop No. 3** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 16.89 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(4) **Commercial** Unit - **Shop No. 4** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 47.53 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(5) **Commercial** Unit - **Shop No. 5** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 51.26 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 10686/2023 on 06/11/2023.
Name of Owner – **MR. NARSINH ARJUN PATEL**

(6) **Commercial** Unit - **Shop No. 6** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 42.36 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(7) **Commercial** Unit - **Shop No.7** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 46.10 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(8) **Commercial** Unit - **Shop No. 8** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 41.36 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 1771/2023 on 16/2/2023.
Name of Owner – **[1] MR. GHANSHYAM MAKNU CHAUHAN**
[2] MRS. KUSUM GHANSHYAM CHAUHAN

(9) **Commercial** Unit - **Shop No. 9** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 33.44 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 688/2023 on 18/1/2023.
Name of Owner – **[1] MR. KRISHNARAO MURLIDHAR GHODEKAR**
[2] MR. KUNAL KRISHNARAO GHODEKAR

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५—३८

(10) **Commercial** Unit - **Shop No. 10** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 28.31 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 1937/2022 on 2/3/2022
Name of Owner – **MR. NIKHIL VILAS AHIRE**

(11) **Commercial** Unit - **Shop No. 11** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 49.95 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(12) **Commercial** Unit - **Shop No. 12** It is an Apartment on the **Ground + Mezzanine Floor CARPET AREA OF SHOP 53.74 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

Residential Units
A Wing

(1) Family Unit - **Apartment/Flat No. 1** It is an Apartment on the **First Floor** admeasuring **35.57 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 8.54 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 11923/2023 on 20/12/2023.
Name of Owner – **1] MR. YOGESH NIMBA KUMAVAT**
2] MRS. PRIYANKA YOGESH KUMAVAT

(2) Family Unit - **Apartment/Flat No. 2** It is an Apartment on the **First Floor** admeasuring **61.68 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.72 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(3) Family Unit - **Apartment/Flat No. 3** It is an Apartment on the **First Floor** admeasuring **51.88 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 10.54 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 10361/2023 on 27/10/2023.
Name of Owner – **MRS. KALPANA SANJEEV PADVI**

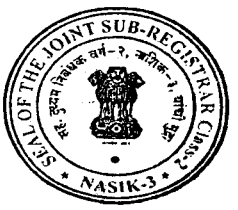
(4) Family Unit - **Apartment/Flat No. 4** It is an Apartment on the **Second Floor** admeasuring **35.57 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 8.54 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 4560/2022 on 13/5/2022
Name of Owner – **MR. DHANANJAY KAILAS BHAMARE**

(5) Family Unit - **Apartment/Flat No. 5** It is an Apartment on the **Second Floor** admeasuring **61.68 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.72 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(6) Family Unit - **Apartment/Flat No. 6** It is an Apartment on the **Second Floor** admeasuring **51.88 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 10.54 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 4741/2022 on 20/5/2022.
Name of Owner – **1] MR. PRAVIN ARUN PHATANGLE,**
2] SONAM NARESH SAGAR Alias
MRS. SONAM PRAVIN PHATANGLE

(7) Family Unit - **Apartment/Flat No. 7** It is an Apartment on the **Third Floor** admeasuring **35.57 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 8.54 Sq. Mtrs.**

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४-५४



Agreement Regd. No. NSK-3 – 10793/2023 on 8/11/2023.
Name of Owner – **[1] MR. RAJESHKUMAR FANNU BHAGAT**
[2] MRS. ASHADEVI RAJESH BHAGAT

(8) Family Unit - **Apartment/Flat No. 8** It is an Apartment on the **Third Floor** admeasuring **61.68 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.72 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(9) Family Unit - **Apartment/Flat No. 9** It is an Apartment on the **Third Floor** admeasuring **51.88 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 10.54 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 287/2024 on 9/1/2024
Name of Owner – **[1] MR. SUMIT SUSHIL UPASANI**
[2] SMT. SUVARNA SUSHIL UPASANI

(10) Family Unit - **Apartment/Flat No. 10** It is an Apartment on the **Fourth Floor** admeasuring **35.57 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 8.54 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 8902/2023 on 11/9/2023.
Name of Owner – **SMT. SUNANDA VASANT SONAR**

(11) Family Unit - **Apartment/Flat No. 11** It is an Apartment on the **Fourth Floor** admeasuring **61.68 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.72 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(12) Family Unit - **Apartment/Flat No. 12** It is an Apartment on the **Fourth Floor** admeasuring **51.88 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 10.54 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 1/2023 on 2/1/2023
Name of Owner – **1] MR. MAYUR SHARAD PATIL,**
2] VARSHA GAJANAN PATIL Alias
MRS. VARSHA MAYUR PATIL

(13) Family Unit - **Apartment/Flat No. 13** It is an Apartment on the **Fifth Floor** admeasuring **61.68 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.72 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(14) Family Unit - **Apartment/Flat No. 14** It is an Apartment on the **Fifth Floor** admeasuring **51.88 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 10.54 Sq. Mtrs and usable area of Open Terrace admeasuring 43.76 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 1432/2024 on 12/2/2024.
Name of Owner – **MR. SUYOG SUDHIR UPASANI**

Residential Units
B Wing

(1) Family Unit - **Apartment/Flat No. 1** It is an Apartment on the **First Floor** admeasuring **53.82 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 9.81 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(2) Family Unit - **Apartment/Flat No. 2** It is an Apartment on the **First Floor** admeasuring **49.53 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 3.51 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 9039/2022 on 27/9/2022.

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Name of Owner – **1] MR. GANESH NANDKISHOR SATRE**
2] GAYATRI GOPALRAO SHINDE Alias
MRS. GAYATRI GANESH SATRE

(3) Family Unit - **Apartment/Flat No. 3** It is an Apartment on the **First Floor** admeasuring **52.95 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 16.56 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(4) Family Unit - **Apartment/Flat No. 4** It is an Apartment on the **First Floor** admeasuring **65.93 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.73 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 4324/2023 on 27/4/2023.
Name of Owner – **MRS. TEJASHRI SAGAR SONAWANE**

(5) Family Unit - **Apartment/Flat No. 5** It is an Apartment on the **Second Floor** admeasuring **53.82 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 9.81 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(6) Family Unit - **Apartment/Flat No. 6** It is an Apartment on the **Second Floor** admeasuring **49.53 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 3.51 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 638/2023 on 17/1/2023.
Name of Owner – **1] MRS. CHHAYABAI GAJANAN PATIL**
2] MR. GAJANAN NAMDEV PATIL
3] MR. TUSHAR GAJANAN PATIL
4] MISS. ASHVINI GAJANAN PATIL

(7) Family Unit - **Apartment/Flat No. 7** It is an Apartment on the **Second Floor** admeasuring **52.95 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 16.56 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(8) Family Unit - **Apartment/Flat No. 8** It is an Apartment on the **Second Floor** admeasuring **65.93 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.73 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(9) Family Unit - **Apartment/Flat No. 9** It is an Apartment on the **Third Floor** admeasuring **53.82 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 9.81 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(10) Family Unit - **Apartment/Flat No. 10** It is an Apartment on the **Third Floor** admeasuring **49.53 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 3.51 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 3170/2023 on 25/3/2023.
Name of Owner – **[1] MR. SACHIN BAJIRAO DATE**
[2] MRS. SONUBAI BAJIRAO DATE

(11) Family Unit - **Apartment/Flat No. 11** It is an Apartment on the **Third Floor** admeasuring **52.95 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 16.56 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(12) Family Unit - **Apartment/Flat No. 12** It is an Apartment on the **Third Floor** admeasuring **65.93 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.73 Sq. Mtrs.**

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Name of Owner – **MATOSHRI BUILDCON**

(13) Family Unit - **Apartment/Flat No. 13** It is an Apartment on the **Fourth Third** admeasuring **53.82 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 9.81 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(14) Family Unit - **Apartment/Flat No. 14** It is an Apartment on the **Fourth Floor** admeasuring **49.53 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 3.51 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 8184/2022 on 29/8/2022
Name of Owner – **MISS. SONALI GOKUL PAWAR**

(15) Family Unit - **Apartment/Flat No. 15** It is an Apartment on the **Fourth Floor** admeasuring **52.95 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 16.56 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(16) Family Unit - **Apartment/Flat No. 16** It is an Apartment on the **Fourth Floor** admeasuring **65.93 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.73 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(17) Family Unit - **Apartment/Flat No. 17** It is an Apartment on the **Fifth Third** admeasuring **53.82 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 9.81 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(18) Family Unit - **Apartment/Flat No. 18** It is an Apartment on the **Fifth Floor** admeasuring **49.53 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 3.51 Sq. Mtrs.**
Agreement Regd. No. NSK-3 – 6536/2023 on 30/6/2023.
Name of Owner – **[1] MR. SWAPNIL BHAULAL KUTE**
[2] MRS. SHAILA BHAULAL KUTE

(19) Family Unit - **Apartment/Flat No. 19** It is an Apartment on the **Fifth Floor** admeasuring **52.95 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 16.56 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

(20) Family Unit - **Apartment/Flat No. 20** It is an Apartment on the **Fifth Floor** admeasuring **65.93 SQ. MTRS. Carpet area and Usable area of Open Balconies admeasuring 13.73 Sq. Mtrs.**
Name of Owner – **MATOSHRI BUILDCON**

COMMON AREAS AND FACILITIES:-

- The entire land as described in the schedule on which the building stands.
- Underground water tank located in the side margin and overhead water tank located on the roof of the building.
- Plumbing network throughout the building.
- Sanitary network throughout the building and septic tank located in the side margin.
- Electric wiring network throughout the building.

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- Necessary electrical lighting network and common water connection throughout the building.
- Motor with pump set and in General all apparatus and installations existing for common use.
- Common meter for common electric consumption.
- Lift with battery backup.
- Staircase.
- One Borewell with pumpset.
- Solar Panel on roof top for common area lighting and lift.
- That all the flat owners shall maintain the building and common amenities at their own costs and expenses for which they shall collect the maintenance amount from each flat owner.
- Compound wall with M. S. gate.

RESTRICTED AREAS:

a) That except the apartment owners whom the Parking are allotted no other apartment owners shall have right, title and interest in the said parking. The other apartment owners shall never claim any right in the parking allotted to particular apartment owners. That the flat number to which parking place is allotted is displayed at the parking place.

c) That the flat purchaser shall not keep any material or goods in the common parking area and surrounding marginal space of the buildings.

d) That the top terrace above the building shall be common for all the flat owners and used and utilized by the all the flat owners and Top Terrace shall be used and maintained by the all the flat owners.

e) No outsider or visitor shall be entitled to park his vehicle within the compound of the building. The flat purchaser shall not keep any shoe rack in landing and passage area.

f) No members shall keep or maintain any pet animals in the parking or surrounding marginal space of the building.

e) That the flat owner/s has been made aware and that the flat owner/s expressly agrees that the regular wear and tear of the unit includes minor hairline cracks on the external and internal walls, excluding the RCC structure, which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. That it is the duty of the flat owners to keep the flat properly and duly painted from time to time.

f) The purchaser shall not in any circumstances close the balcony by permanent construction or under fabrication so also shall not keep any flower pots in the balcony hanging outside the balcony.

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g) That all the flat owners shall maintain the building, cleaning, security, common meter and common lights, common water connection, pump set, etc. by collecting monthly or yearly amount as may be required and decided by all the flat owners from time to time.

h) If any of the members shall give his premises on leave and license, he shall inform about the same to the Chairman/Committee member of the Apartment regarding same.

i) That amount of lift maintenance shall be deposited in the nationalized bank and the lift and power backup shall be maintained out of the interest accrued from the said deposit in the bank. In case balance amount remains out of the interest accrued after the expenses, such balance amount shall be re-deposited in the bank. So also in case there is a short fall due to extra expenses than the accrued interest, such short fall shall be collected from all the flat owners. The entire remaining maintenance of building shall be spent from the common funds to be collected by all the flat owners as may be decided in their meeting from time to time.

j) In case any of the flat purchasers or any subsequent purchaser alters the flat in any manner he will be responsible for the damages to any adjoining or upper & lower flat owner or the local authority.

k) No flat owners shall be permitted to changes, alter or enclose the windows, Grill size and balcony and sit out.

SIXTH : (a) That the right, title and interest of each owner of a family unit in the general / restricted common area and facilities as listed above and their proportionate share in the profits and common expenses in the general common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of **'MAHALAXMI SANKUL'** Condominium is based on the proportionate area of each family unit to the total area of the all family units as follows :-

APARTMENT/FLAT NO.	PERCENTAGE
Shop No. 1	**1.15%**
Shop No. 2	**1.24%**
Shop No. 3	**0.62%**
Shop No. 4	**1.75%**
Shop No. 5	1.89%
Shop No. 6	1.56%
Shop No. 7	1.70%
Shop No. 8	1.52%
Shop No. 9	1.23%
Shop No. 10	**1.04%**
Shop No. 11	**1.84%**
Shop No. 12	**1.98%**

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Flat No. 1	**1.63%**
Flat No. 2	**4.40%**
Flat No. 3	**2.30%**
Flat No. 4	**1.63%**
Flat No. 5	**2.78%**
Flat No. 6	**2.30%**
Flat No. 7	**1.63%**
Flat No. 8	**2.78%**
Flat No. 9	**2.30%**
Flat No. 10	**1.63%**
Flat No. 11	**2.78%**
Flat No. 12	**2.30%**
Flat No. 13	**2.78%**
Flat No. 14	**2.33%**
Flat No. 1	**2.34%**
Flat No. 2	**1.95%**
Flat No. 3	**2.56%**
Flat No. 4	**2.93%**
Flat No. 5	**2.34%**
Flat No. 6	**1.95%**
Flat No. 7	**2.56%**
Flat No. 8	**2.93%**
Flat No. 9	**2.34%**
Flat No. 10	**1.95%**
Flat No. 11	**2.56%**
Flat No. 12	**2.93%**
Flat No. 13	**2.34%**
Flat No. 14	**1.95%**
Flat No. 15	**2.56%**
Flat No. 16	**2.93%**
Flat No. 17	**2.34%**
Flat No. 18	**1.96%**
Flat No. 19	**2.56%**
Flat No. 20	**2.93%**
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(b) The proportionate representation for voting purposes provided in (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto as Exhibit B.

(c) Apartment and the percentage of undivided interest in the common areas and facilities appertaining to the apartment, each apartment are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH : That the Administration of Condominium consisting as aforesaid of the building and parcel of land described in the schedule of

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this declaration shall be in accordance with the provisions of this declaration and with the provisions of the bye laws which are made a part of this declaration and are attached hereto as Exhibit B.

EIGHTH : That as appear above a plan of ownership is hereby constituted under and subject to the provisions of the Apartment Ownership Act 1970, so that all the family units may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a restricted common areas and family of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the restricted common areas and facilities.

NINETH: That so long as the Grantors owns one or more of the family units, the Grantors shall be subject to the provisions of this Deed and of the Exhibits A and B attached hereto and the Grantors convenience to take no action which will adversely affect the rights of the Association of Apartment Owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of the establishment of the **'MAHALAXMI SANKUL'** Condominium.

TENTH: That the general Common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

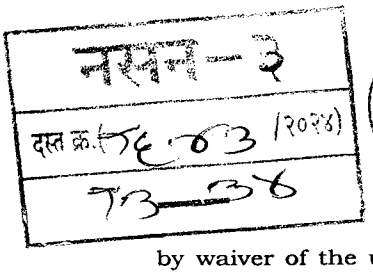
ELEVENTH: That the percentage of the undivided interest in the restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

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

THIRTINTH: That each apartment owner shall comply with the provisions of this declaration, the bye-laws decision and resolutions of the Association of Apartment Owners of its representative and failure to comply with any such provisions decisions or resolutions shall be grounds for an action to recover sums due, for damages, or for injunctive relief.

FOURTEENTH : That the dedication of the property to the plan of apartment ownership herein shall not be revoked or the property removed from the plan of apartment ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instrument.

FIFTEENTH: That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses





by waiver of the use or enjoyment of any of the general and/or common areas and facilities or by the abandonment of his family unit.

SIXTEENTH: All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family units shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any, on the family unit for payment of Government or Municipal Taxes or both and (2) all sums unpaid on a first mortgage of the apartment.

SEVENTEENTH: That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this declaration and that the mere acquisition or rental of any of the family unit of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this declaration are accepted and ratified. The respective family unit shall not be rented or given on leave and license or care taker basis by the app. owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (b) any rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the app. owners of the respective family unit shall have the absolute right, to lease such unit or give it and leave and license or care taker basis provided that said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye laws in Exhibit B attached hereto.

EIGHTEENTH: That if the property, subject to the plan of app. ownership is totally of substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

NINETEETH: That where a family unit is sold by a mortgagee is exercise of his powers of sale under an English Mortgage against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable, for assessments by the association of title by such acquirer, it being understood, however that the above shall not be construed to prevent the association of apartment owners from filing and claiming charge for such assessments and enforcing same as provided by laws, and that such charge shall be sub-ordinate to such mortgage.

TWENTEETH: That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable for all unpaid assessments by the association of apartment owners against the respective share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee thereof. 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 forth the account of the unpaid assessments against the grantor due to the association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any

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unpaid assessment made by the association of apartment owners against the grantor in excess of the amount therein, set forth.

TWENTY FIRST: The amendment to this Declaration will be effected after passing a resolution to that effect in the meeting of the entire Apartment owners and for such resolution the consent of each apartment owner for the same will be necessary and in pursuance of the resolution passed the Board of Managers will be entitled to effect such amendment to the declaration provided such amendment is registered.

TWENTY SECOND: The service of the notice and/or summons or any type of the correspondence will be made at the address subsequently informed by the Apartment owners to the Board of Managers in writing.

SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property **land admeasuring 987.01 Sq. Mtrs. out of Plot No. 11 of S. No. 227/2B/1/2/3 total admeasuring 1029.62 Sq. Mtrs. situated at Nashik,** within Nashik Municipal Corporation within registration district of Nashik and sub registration Taluka Nashik and bounded as follows:-

On or towards East	:	Adjoining Property
On or towards West	:	Colony Road
On or towards South	:	Plot NO. 60
On or towards North	:	Plot No. 58

IN WITHNESS WHEREOF THE GRANTORS HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED]
BY THE WITHIN NAMED]
M/S. MATOSHRI BUILDCON through its]
PARTNER MR.SANJAY DAMU SHINDE] ----------
(GRANTOR)]



WITNESSES:-

1. ----------

2. ---------- Adv. Akshay S. Shah

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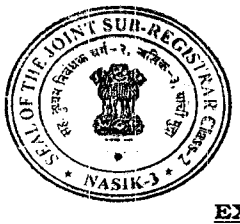


EXHIBIT "B"

BYE LAWS OF ASHTAVINAYAK NIRVANA APARTMENT CONDOMINIUM

CHAPTER I

1) **SHORT TITLE & APPLICATION**

These bye-laws may be called "the Bye-laws of the **'MAHALAXMI SANKUL'.** The provisions of these bye laws apply to the **'MAHALAXMI SANKUL'**.

All present or future owners, tenants, future tenants or their employees or any other persons that might use the facilities of the building in any manner, are subject to the regulations set forth in these bye laws.

The mere acquisition or rental or taking on license of any of the 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 will be complied with.

2) **DEFINITIONS:**

1) 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 Apartments Owners Constituted by such owners for the purpose of **'MAHALAXMI SANKUL' CONDOMINIUM.**

c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the **'MAHALAXMI SANKUL' CONDOMINIUM.**

d) "Building" means the building located on **land admeasuring 1016.01 Sq. Mtrs. out of Plot No. 11 of S. No. 227/2B/1/2/3 total admeasuring 1029.62 Sq. Mtrs. situated at Nashik,** and known as the **'MAHALAXMI SANKUL'CONDOMINIUM** and includes the land forming part thereof.

e) "Declaration" means the declaration which the sole owners of the building or all the owners of the building have execute registered as provided in the section 2.

g) "Owner " or "Apartment Owner" means the person owning apartment in the **'MAHALAXMI SANKUL' CONDOMINIUM.**

h) "Section" means a section of the Act.

I) "unit" means a family unit in the **'MAHALAXMI SANKUL' CONDOMINIUM.**

j) "Registrar" means the Registrar of the co-op. Societies.

2) Words & expression used in these bye laws but not defined therein shall have the meaning respectively assigned to them in the act.

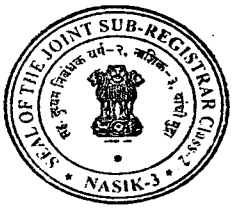
3) **APARTMENT OWNERSHIP:**

The Building located on the **land admeasuring 1016.01 Sq. Mtrs. out of Plot No. 11 of S. No. 227/2B/1/2/3 total admeasuring 1029.62 Sq. Mtrs. situated at Nashik** known as the **'MAHALAXMI SANKUL' CONDOMINIUM** is submitted to the provisions of the Act.

4) **OBJECT OF ASSOCIATION:**

1) The objects of the association shall be :

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a) To be and act as the association of the Apartment Owners of the building called **land admeasuring 1016.01 Sq. Mtrs. out of Plot No. 11 of S. No. 227/2B/1/2/3 total admeasuring 1029.62 Sq. Mtrs. situated at Nashik,** (Hereinafter called the "Said Building") who have filed their respective Declarations submitting their apartments to the provisions of the Act.

b) To invest or deposit moneys:

c) To provide for the maintenance, repair & replacement of the common areas & facilities by contributions 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 all & do all & any of the matters provided in the Sub Section (2) of Section 16:

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

g) To establish & carry on, its own accounts or jointly within individuals or institutions, educational, physical, social & recuperative activities for the benefits of the Apartment Owners:

h) To frame rules, within the approval of the general meeting of the association & after consulting the Competent Authority & may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association:

I) To do all the things necessary or & otherwise provide for their welfare expedient for the attainment of the objects specified by the bye-laws.

2) The association shall not act beyond the scope of its objects without duly amending the provisions of these bye laws for the purpose.

5) **MEMBERS OF THE ASSOCIATION:**

All persons who have purchased apartments in the **'MAHALAXMI SANKUL' CONDOMINIUM** & executed respective Declarations u/s. 5 submitting their apartments to provisions of the act shall automatically be the members of the association, and shall pay the some of One Rupee as entrance fee & 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 One Hundred Rupees.

2) Upon any Apartment owner 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, & shall be admitted as member on payment of the entrance of One Rupee. The shares held by the Apartment owner shall be transferred to the name of such purchaser or 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 bequeaths 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 the names of the legal representatives jointly shall be entered same, in the register of apartment owners maintained by the Secretary for the purpose of Administration of the **'MAHALAXMI SANKUL' CONDOMINIUM** as

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apartment owner or joint apartment owners. Where any legate is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6) **JOINT APARTMENT OWNERS:**

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

7) **HOLDING OF ONE SHARE COMPULSORY:**

Every apartment owner must hold at least one share of the Association (Joint apartment owners holding the shares jointly).

8) **DISQUALIFICATIONS:**

No apartment owner shall be entitled to vote on the questions of the election of the members of the Board or the President, Secretary, Treasurer or any other office bearer or to be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his Contributions for common expenses, for more than Sixty days on the last day of the Board would take place.

CHAPTER - II
VOTING QUORUM AND PROXIES

9) **VOTING:**

Voting shall be on a percentage basis and the percentage of vote to which the owner is entitled 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 IN PERSON:**

Votes shall be cast in person.

CHAPTER - III
ADMINISTRATION

12) **POWERS & DUTIES OF THE ASSOCIATION :**

The association shall have the responsibility of administrating the **'MAHALAXMI SANKUL' 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 the owners, casting votes in person.

13) **PLACE OF MEETINGS:**

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

14) **ANNUAL MEETINGS:**

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The first annual meeting of the association shall be held within a period of two months from the date of registration of the declaration. Thereafter the annual meeting of the association shall be held on the 1st day of May of each succeeding 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-laws 23. The owners may also transact such other business of the Association as may properly cone 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, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorized by him in his 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 four-fifths of the owners present in person.

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 and place where it is so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye law shall be considered notice served. Notices of all the meeting shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17) **ADJOURNED MEETINGS:**

If any meetings of any owners cannot be organized because a quorum has not attended the owner who are present, may adjourn the meeting to a time not less than 48 hours from the time the original the meeting was called. If at such adjourned meetings also, no quorum is present the owners present in person been 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 preceding meeting.
d) Report of Committees.
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.

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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 are not bye law or these bye laws directed to be exercised & done by the owners.

21) **OTHER DUTIES:**

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

a) Care, upkeep & surveillance of the **'MAHALAXMI SANKUL' CONDOMINIUM** and the common areas and facilities and the restricted common areas and facilities.
b) Collection of monthly assessment from the owners.
c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **'MAHALAXMI SANKUL' CONDOMINIUM** and the common areas and facilities and the restricted common areas and the facilities.
d) To provide for the manner in which the audit and the account of the association shall be carried out.
e) To inspect the accounts kept by the secretary and /or the treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the association.
f) To sanction working expenses, count cash balance and deal with other miscellaneous business.
g) To see that cash written up promptly and is signed duly by one of the members of the Board authorized in this behalf.
h) To hear and deal with complaints.

22) **MANAGER:**

The Board may employ for the association a Manager at a compensation determined by the Board to perform such duties and services as the board shall authorize including but not limited to the duties listed in the bye-law 21.

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

At the first annual meeting of the association the tern of the office of two Mangers shall be fixed for three years. The term of office of two Mangers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager. A Successor shall be elected to serve a term of three years. The Manager shall hold office until their first meeting. (If a larger Board is contemplated, the terms of Office shall or should be established in a similar manner so that they will expire in different years)

24) **VACANCIES:**

Vacancies in the Board caused by any reason other than the removal of a manager by a vote of the association shall be filled by vote of

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the majority of the remaining managers, even though they may constitutes than quorum and each person so elected shall be a manager until a successors is elected at the next annual meeting of the association.

25) **REMOVAL OF MANAGERS:**

At any regular or special meeting duly called any one or more of the managers may be removed with or without caused by a majority of the apartment owners and a successor may then and there to fill the vacancy thus created. Any manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26) **REGULAR MEETINGS:**

Regular meetings of the Board may be held at such time and place shall be determined, from time to time by a majority of managers, but at least two such meetings shall be held during each year. Notice of regular meetings of the board shall be given to each manager, personally or by mail, or by telegraph, at least three days prior to the day named for such meeting.

27) **SPECIAL MEETINGS:**

Special Meetings of the Board may be called by the President on three days notice to each Manager, give personally or by mail or telegraph, which notice shall state the time, place (as herein above provided) and purpose of the meeting. Special meetings of the Board shall be called by the president of Secretary in like manner and on like notice on the written request of at least three Managers.

28) **WAIVER OF NOTICE:**

Before or at any meeting of the Board, any, manager, may in writing, waiver notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at meeting of the Board shall be a waiver of notice by him of the time and the place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

29) **QUORUM :**

At all meetings of the Board 1/3 of the total strength of the Managers shall constitute a quorum for Mangers present at the meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting, from time to time any business which might have been transacted at the meeting as originally called may be transaction without further notice, provided there is a quorum present.

30) **FIDELITY BONDS :**

The board may require that all officers and employees of the association handing or responsible for association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the association.

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CHAPTER V
OFFICERS

31) **DESIGNATION:**

The principal officers of the association shall be president, Vice President a Secretary and a Treasurer all of whom shall be elected by and form the Board. The Board may appoint an assistant Treasurer and an assistant Secretary and such other officers as in there judgement may be necessary. In the case an association of One Hundred owners or less, the officers of Treasurer and Secretary, may be filled 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 cause and his successor elected at any regular meeting of the Board 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 meetings of the association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to the power to appoint committees from among 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 not the Vice President is able to act, the board shall appoint some other member of the Board so 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 Board.

36) **SECRETARY :**

The Secretary shall keep the minutes of all meetings of the Board and the Minutes of all the meetings of the association, he shall have charge of such books and papers as the Board may direct; and he shall, in general, perform all the duties incidental to the office of the secretary.

38) **TREASURER :**

The Treasurer shall be responsible for association funds and securities and shall also be responsible for keeping full and accurate accounts of all the receipts and disbursements in books belonging to the association. He shall be responsible of the deposit of all moneys and other valuable effects in the name and to the credit and the association in such depositories as may from time to time be designated by the Board.

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CHAPTER VI
OBLIGATIONS OF THE APARTMENT OWNERS

39) **ASSESSMENTS:**

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to **'MAHALAXMI SANKUL' CONDOMINIUM**, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricane, fire, and earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value owned, as stipulated in the declarations. Such assessments shall include monthly payments to a General Operating Reserve Fund and a Reserve Fund for replacements.

40) **MAINTENANCE AND REPAIR:**

1) Every owner must perform promptly, all maintenance repair work within his own unit, which if omitted would affect the **'MAHALAXMI SANKUL' CONDOMINIUM** in entirely or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

2) All the repair of the internal installation 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 unit area shall be at the expense of the apartment owner concerned.

3) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas & facility damaged through his fault.

41) **USE OF FAMILY UNITS-INTERNAL CHANGES :**

1) All units (except units on the Ground floor, shop premises) shall be utilized for residential purposes only)

2) An owner shall not make any structural modifications or alterations in his unit or installation 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 thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications, alteration or installation.

42) **USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES :**

An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules, stairways, elevators and other areas of **'MAHALAXMI SANKUL' CONDOMINIUM** and 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 formal transit through them.

43) **RIGHT OF ENTRY :**

a) An owner shall grant the right of entry to the Manager or to any other person authorized by the Board or the Association in case of an emergency originating in or treating his unit whether the owner is present at the time or not.

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b) An owner shall permit other owners or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for electrical services provided that request for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44) **RULES OF CONDUCT :**

1) No resident of the **'MAHALAXMI SANKUL' CONDOMINIUM** shall post any advertisement or posters of any kind in or on the building except as authorized by the association.

2) Residents shall exercise extreme care about making noises or the use of the musical instruments, radios televisions and amplifiers that may disturb others, residents keeping domestic animals shall abide by the Municipal Sanitary bye laws or regulations.

3) It is prohibited to hang garments, rugs, etc. from the windows balconies or from any of the faces of the **'MAHALAXMI SANKUL' CONDOMINIUM.**

4) It is prohibited to dust rugs, etc. by beating on the exterior part of the said condominium.

5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.

6) No owner, resident or lessee shall install wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. on the exterior of the **'MAHALAXMI SANKUL' CONDOMINIUM** or that ported through the walls or the roof of that condominium except as authorized by the Association.

CHAPTER - VII
FUNDS AND THEIR INVESTMENTS

45) **FUNDS :**

Funds may be raised by the Association in all or any of the following ways namely :

a) By shares
b) By contributions and donations from the apartment owners.
c) From common profits which shall form the nucleus of the reserve funds.
d) By raising loans, if necessary subject to such terms and conditions as the associations, with the approval of the Competent Authority may determine in his behalf.

46) **INVESTMENT ;**

The association may invest or deposit its funds in one or more of the following :

a) In the Central Co. Op. Bank or in the State Co. Op. Bank or in the State Co. Op. Bank or any other Schedule Bank decided by the meeting.

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b) In any of the securities specified in Section 20 of the Indian Trusts Act 1882.

c) In any Co. Op. Bank other than those referred to in clause (a) of this bye laws or in any banking company approved for this purpose by the association.

47) **AFFILIATION :**

Should there be any Federation of Apartment Owners in the locality in which the **'MAHALAXMI SANKUL' CONDOMINIUM** is situate, 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.

48) **ACCOUNTS :**

1) 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. 100/- for petty expenses. All payment above RS. 100/- shall be made by Cheque by the secretary and one member of the board.

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

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

a) The profit and loss account:
b) The receipts and expenditure of the previous financial years and,
c) A summary of the property and assets and liabilities of the common areas and facilities 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:

4) The audited financial 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 15th August every year.

5) 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 common areas are included.

49) **PUBLICATION OF ACCOUNTS AND 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.

50) **APPOINTMENT OF AUDITOR:**

The association shall appoint at its general meeting an auditor who shall audit the account of the association to be prepared by the board as herein above provided and shall examine the annual return and verify the same, with the accounts relating thereto and shall either sign the same as

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found by him to be correct, duly vouched and in accordance with law, or specially report to the association in what respect he finds it incorrect , unvoiced or not in accordance with law.

51) **POWER OF AUDITOR :**

The auditor shall be entitled to call for examine any papers or documents belonging to the association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make especial report to the association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VIII
MORTGAGES

52) **NOTICE TO ASSOCIATION :**

An owner who mortgages his units shall notify the association through the Manger, if any or the President of Board, in the event there is no manager, the name and address of his mortgage and the association shall maintain such information in book entitled " Mortgagees of Units".

53) **NOTICE TO UNPAID ASSESSMENTS :**

The association shall at the request of mortgagee of a unit report any unpaid assessment due from the owner of such unit.

CHAPTER IX
COMPLIANCE

54) **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 provisions of the Act will apply.

55) **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 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 authorized by the association in that behalf.

CHAPTER X
AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

56) **AMENDMENT OF BYE LAWS :**

These bye laws may be amended by the association in a duly consisted meeting for such purpose and no amendment shall tale effect unless approved by owners representing at least 75 percent of the total value of all units in the **'MAHALAXMI SANKUL' CONDOMINIUM** as shown in the Declaration.

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

घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परीपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणार/कुलमुखत्यारधारक हे खरे असुन आम्ही स्वत: खात्री करुन घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (**Title**) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारपत्र धारक (**Power Of Attorney Holder**) लिहुन देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तीत्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज,बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहुन आमचा आर्थिक व्यवहार पुर्ण करुन साक्षीदार समक्ष निष्पादीत केलेला आहे.

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

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

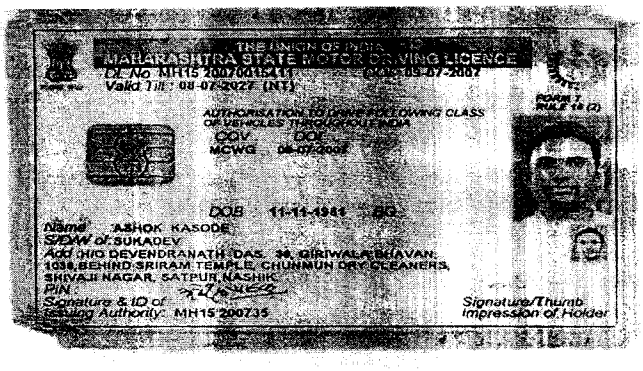
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकर्तीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणुन आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रकीयेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहीता १८६० मधील तरतुदींनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.

लिहुन देणार...

लिहुन घेणार...





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर.- १ (९४४२१०) तालुका :- नाशिक जिल्हा :- नाशिक

28480375524

ULPIN : 28480375524 भूमापन क्रमांक व उपविभाग २२७/२ब/१/२/३/प्लॉट नं/११

शेताचे स्थानीक नाव :

भुधारणा पद्धती भोगवटादार वर्ग -१

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१२३८१	नाशिक महानगर पालिका नाशिक	०.४२.६१	८.००		(११५६४०)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	३६८९१	मे मातोश्री बिल्डकॉन	९.८७.०१	४७४.००		(११५६४०)	इतर अधिकार
बिन शेती १०.२९.६२							इतर
बिन शेती आकारणी ४९५.००							रस्त्याकडे क्षेत्र १३.६१ चौ.मी. (१०४२८०)
							इतर
							फेंनींग रुंदीकरणासाठी क्षेत्र २९.०० चौ.मी (११५६४०)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ११५६४० व दिनांक : ०५/०२/२०२४

नमुना-३
दस्त क्र. ६८०३/२०२४
३५-३४

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

जुने फेरफार क्र : (९३३८१) (९६४७८) (१००९०६) (१०३३१८) (१०३३१९) (१०३५५३) (१०४२८०)

रीमा आणि भुमापन चिन्हे :

हा गाव नमूना क्रमांक ७ दिनांक ०५/०२/२०२४:०२:०९:३३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : १३/०२/२०२४ : १०:१८:२४ AM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 20111000016011011 हा क्रमांक वापरावा.

शेतसारा / बिनशेती भरणा पोहच

स.नं- 227/2ब/1/2/3 प्लॉटनं. 11 मो.नं- 9370006198

खाते नंबर- 36891 भोगवटदाराचे नाव- मे मातोश्री बिल्डकॉन

यांनी मागील थकबाकी- —— /- सन २०२३/२०२४- 488/- चा बिनशेती सारा दिनांक- 02/01/2024

रोजी भरणा केला आहे. सदरचा दाखला गावी संगणीकृत प्रणाली द्वारे पावती तयार करणे कामी दिला.

टीप:-सदर दाखला संगणीकृत पावती तयार होईपावेतो वैध राहील व संगणीकृत पावती प्राप्त करतांना सदर मुळ पोहच सादर करणे बंधनकारक राहील. एकूण = 488/-

तलाठी नाशिक शहर
ता.जि.नाशिक

Nashik Municipal Corporation

FULL OCCUPANCY CERTIFICATE

लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

Approval No. : NMCB/FO/2024/APL/04848
Proposal Code : NMCB-23-ENTRY-92457

Building Proposal Number - 221057
Date : 05/02/2024

Building Name :	MS MATOSHRI BUILDCON(Mixed)	Floor :	BASEMENT(34.65 Sq mt),GROUND(427.14 Sq mt),MAZZENINE(228.79 Sq mt),FIRST(511.75 Sq mt),SECOND(511.75 Sq mt),THIRD(511.75 Sq mt),FOURTH(511.75 Sq mt),FIFTH(460.14 Sq mt)

To,
i)Ms Matoshri Buildcon,
S NO/G NO 227/2B/1/2/3 OF NASHIK SHIWAR
ii) ASHOK WAGH (Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **MS MATOSHRI BUILDCON(Mixed)** Plot No **11**, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. **S NO 227/2B/1/2/3** , Village Name/Mouje **NASHIK** , Sector No. , completed under the supervision of **Engineer**, License No as per approved plan vide Permission No. **LND/BP/C1/323/2021** Date **23/08/2021** may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly along with this letter. Hence, please refer approved plan issued vide Permission No LND/BP/C1/323/2021 Date 23/08/2021

नगर रचना विभाग-३
दस्त क्र. ६८७३/२०२४
२८-३४

Signature valid
Digitally signed by PRASHANT SAJI PAGAR
Date: 2024.02.05 12:44:06 IST
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Project Code : NMCB-23-ENTRY-92457
Application Number : NMCB/2023/221057/37166
Proposal Number : 221057
Certificate Number : NMCB/FO/2024/APL/04848

Yours faithfully,
Executive Engineer.
Nashik Municipal Corporation,

Scan QR code for verification of authenticity.

Scan QR code for Building Details.

नसन-३
दस्त क्र./३६५३ /२०२४)
२६-३८

SEAL OF THE JOINT SUB-REGISTRAR, NASIK-3

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51600021627

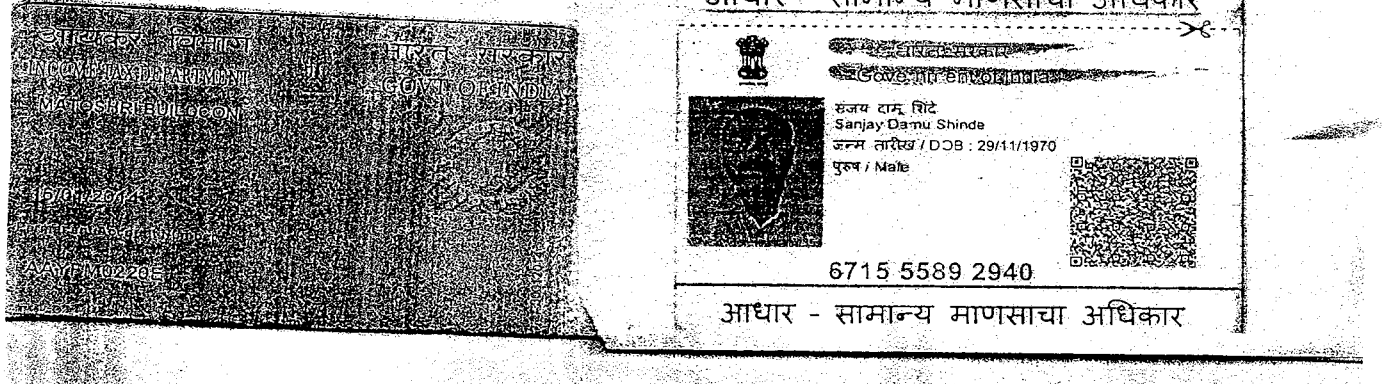
Project: ***MAHALAXMI SANKUL*** *, Plot Bearing / CTS / Survey / Final Plot No.:* ***PLOT NO 11, S.NO. 227/2B/1/2/3*** *at* ***Nashik, Nashik, Nashik, 422003;***

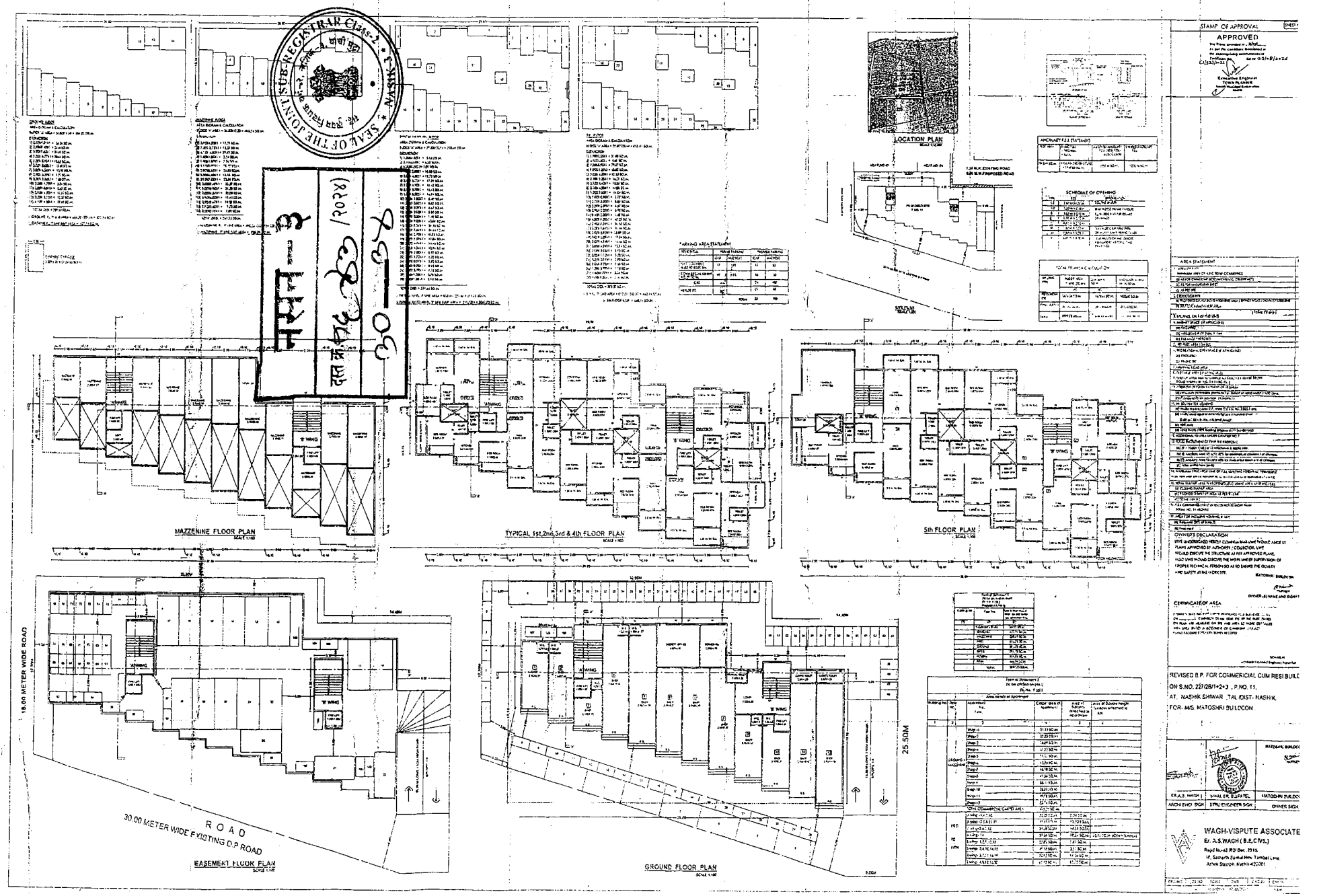
1. Matoshri Buildcon having its registered office / principal place of business at *Tehsil:* ***Nashik****, District:* ***Nashik****, Pin:* ***422001****.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **15/07/2019** and ending with **30/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

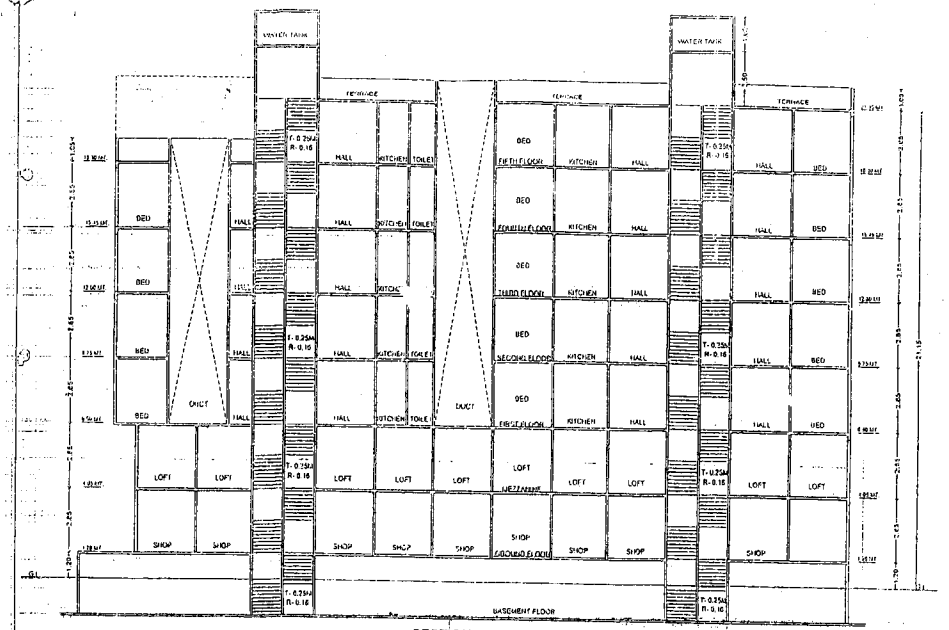
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 03:20:33

Dated: 08/09/2021
Place: Mumbai

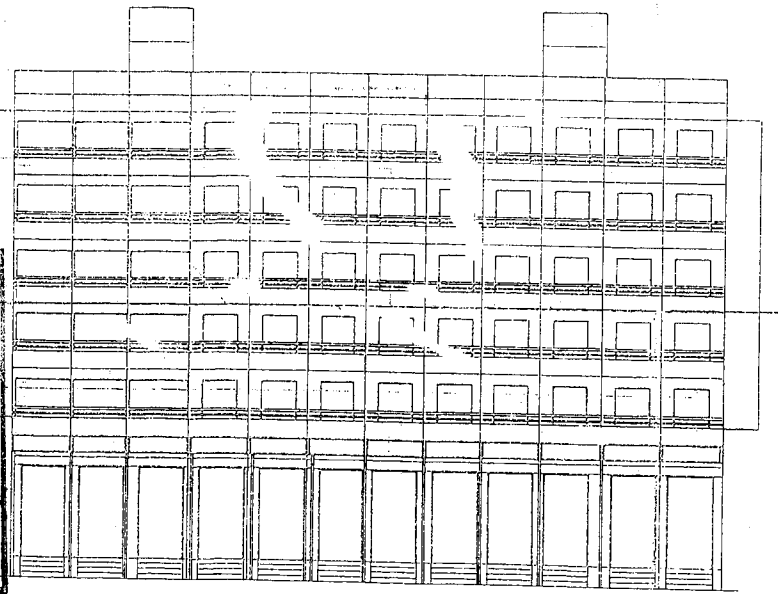
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



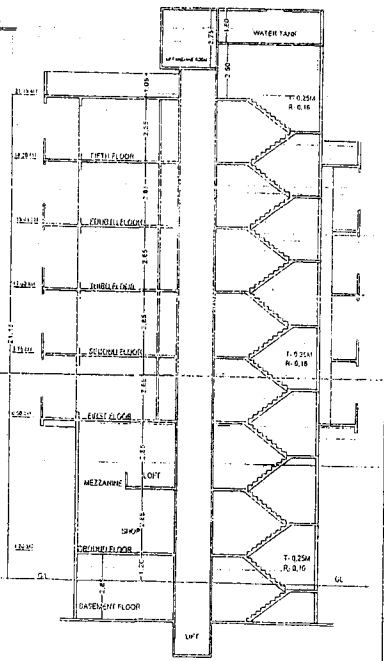

SUB REGISTRAR Class-2 NASHIK-3
दस्त क्रमांक /2024
LOCATION PLAN
MAZZENINE FLOOR PLAN
TYPICAL 1st,2nd,3rd & 4th FLOOR PLAN
5th FLOOR PLAN
EASEMENT FLOOR PLAN
GROUND FLOOR PLAN
18.00 METER WIDE ROAD
30.00 METER WIDE EXISTING D.P ROAD
ROAD
25.50M
STAMP OF APPROVAL
APPROVED
OWNERS DECLARATION
CERTIFICATE OF AREA
REVISED B.P. FOR COMMERICIAL CUM RESI BUILD
ON S.NO. 227/2B/1+2+3 , P.NO. 11,
AT. NASHIK SHIWAR , TAL /DIST- NASHIK
FOR- M/S. MATOSHRI BUILDCON
WAGH-VISPUTE ASSOCIATE
Er. A.S.WAGH (B.E,C/VIL)



SECTION AT B-B
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



SECTION AT A-A
SCALE 1:100

STAMP OF APPROVAL — SHEET NO. 2/7

APPROVED

Executive Engineer
TC-VII PLANNING

REVISED B.P. FOR COMMERCIAL CUM RESI.BUILDING
ON S.NO. 227/2B/1+2+3 , P.NO. 11
AT. NASHIK SHIWAR ,TAL./DIST. NASHIK
FOR- M/S. MATOSHRI BUILDCON

ER.A.S. WAGH	STRU. ER. SIGN.	MATOSHRI BUILDCON.
ARCH/ENGI. SIGN	STRU.ENGINEE . SIGN	OWNER SIGN.

WAGH-VISPUTE ASSOCIATE
Er. A.S.WAGH (B.E.CIVIL)
Regn.No.43 /621 Dec. 2015.
10, Samarth Sankul New Yamunat Lane,
Ashok Stamb, Nashik-422001

ORG NO.	JOB NO.	SCALE	DATE	CAD BY	CHK BY
--	--	AS SHOWN	1.JUL.2021		A.S.W.

SUB-REGISTRAR Class-2 नाशिक-३ वर्ग दुय्यम

दस्त क्र. 6403/2021

नस-३
दस्त क्र. ५५०३ /२०२४)
३२ — ५३

CHALLAN
MTR Form Number-6

GRN	MH015714040202324E	BARCODE		Date	15/02/2024-19:06:08	Form ID	25.3

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	Matoshri Buildcon Through Partner
Location	NASHIK		
Year	2023-2024 One Time	Flat/Block No.	S.No. 227/2B/1/2/3
		Premises/Building	
		Road/Street	Plot No. 11
		Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 1

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	100.00
0030063301 Registration Fee	100.00
Total	200.00

DEFACED ₹200.00 DEFACED

Remarks (If Any)

SecondPartyName=Matoshri Buildcon Through Partner~

Amount In Words: Two Hundred Rupees Only

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292024021506697	164683705
Cheque/DD No.		Bank Date	RBI Date	15/02/2024-19:06:34	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		254 , 16/02/2024	

Department ID :
Mobile No. : 0000000000

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-340-1643	0008323950202324	16/02/2024-13:46:38	IGR313	100.00
2	(iS)-340-1643	0008323950202324	16/02/2024-13:46:38	IGR313	100.00
			Total Defacement Amount		200.00

Print Date 16-02-2024 01:47:51

340/1643
शुक्रवार,16 फेब्रुवारी 2024 1:46 म.नं.

दस्त गोषवारा भाग-1

नमन3 33138
दस्त क्रमांक: 1643/2024

दस्त क्रमांक: नमन3 /1643/2024

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

भरलेले मुद्रांक शुल्क: रु.100/-

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

अ. क्रं. 1643 वर दि.16-02-2024

रोजी 1:45 म.नं. वा. हजर केला.

पावती:2102 पावती दिनांक: 16/02/2024

सादरकरणाराचे नाव: **मे. मातोश्री बिल्डकॉन भागीदारी संस्था तर्फे भागीदार संजय दामु शिंदे**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकुण:	800.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: डिक्लरेशन

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्रं. 1 16 / 02 / 2024 01 : 45 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 02 / 2024 01 : 46 : 31 PM ची वेळ: (फी)

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

16/02/2024 1 47:27 PM

दस्त गोषवारा भाग-2

नमन3 3813/8
दस्त क्रमांक:1643/2024

दस्त क्रमांक :नमन3/1643/2024
दस्ताचा प्रकार :-डिक्लरेशन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. मातोश्री बिल्डकॉन भागीदारी संस्था तर्फे भागीदार संजय दामु शिंदे पत्ता:प्लॉट नं: 20/21 , माळा नं: -, इमारतीचे नाव: मातोश्री बंगलो, ब्लॉक नं: महालक्ष्मी नगर, रोड नं: आडगांव नाशिक, महाराष्ट्र, णास्:ईक्र. पॅन नंबर:AAYFM0220E	लिहून देणार वय :-54 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डिक्लरेशन चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 02 / 2024 01 : 47 : 08 PM

ओळख:-
मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:ॲड अक्षय सुनिल शाह वय:40 पत्ता:विसे मळा कॉलेज रोड नाशिक पिन कोड:422005		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:16 / 02 / 2024 01 : 47 : 24 PM

Joint Sub Registrar Nashik3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Matoshri Buildcon Through Partner	eChallan	02202920240215066697	MH015714040202324E	100.00	SD	0008323950202324	16/02/2024
2		DHC		0224169604625			0224169604625D	16/02/2024
3	Matoshri Buildcon Through Partner	eChallan		MH015714040202324E	1		0008323950202324	16/02/2024

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

प्रमाणित करण्यात येते की, या दस्तामध्ये एकुण ३ पाने आहेत

सह. दुय्यम निबंधक वर्ग-२ नाशिक-३.

पुस्तक क्रमांक १, क्रमांक 1643 /2024 वर नोंदवला.

दि. १६ माहे फेब्रुवारी सन २०२४

सह. दुय्यम निबंधक वर्ग-२ नाशिक-३.

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2, NASHIK-3

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