340/9958 | पावती | Original/Duplicate

Friday, October 21 ,2022 | नोंदणी क्रं. :39म

2:36 PM | Regn.:39M

पावती क्रं.: 12699 दिनांक: 21/10/2022

गावाचे नाव: भगूर

दस्तऐवजाचा अनुक्रमांक: **नसन3-9958-2022**

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: **मे. मनोज बिल्डर्स ॲण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री. एकनाथ सहादु शेटे**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची संख्या: 38	
एकूण:	रु. 860.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:48 PM ह्या वेळेस मिळेल.

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.760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2010202215774 दिनांक: 21/10/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009632717202223E दिनांक: 21/10/2022
बँकेचे नाव व पत्ता:

मुळ दस्त परत केला
व सही घेतली.

21/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3
दस्त क्रमांक : 9958/2022
नोंदणी :
Regn:63m

गावाचे नाव : भगूर

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या 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 भगुर शिवारगतील मिळकत यामी सर्वे नंबर 76/8/1 यामी एकुण क्षेत्र 1950.00 चौ.मि. पैकी 1650.00 चौ.मि. यावरील कुबेर नगरी अपार्टमेंट या इमारतीचे घोषणापत्र.((Survey Number : 76/8/1 ;))
(5) क्षेत्रफळ	1) 1650.00 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. मनोज बिल्डर्स अँण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री. एकनाथ सहादु शेटे वय:-75; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 341, चिंतामणी, सावरकर नगर, देवळाली कॅम्प, ता.जि. नाशिक , महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422401 पॅन नं:-ARHPS5819H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/10/2022
(10)दस्त नोंदणी केल्याचा दिनांक	21/10/2022
(11)अनुक्रमांक,खंड व पृष्ठ	9958/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सुची क्र.II
नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नक्कल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit

SEAL OF THE JOINT SUB-REGISTRAR Class-2 सह दुय्यम निबंधक वर्ग-२, नाशिक-३ NASIK-3

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	Manoj Builders And Developers A Partnership Firm Through Partner	eChallan	02202292022102006543	MH009632717202223E	100.00	SD	0004767536202223	21/10/2022
2		DHC		2010202215774	760	RF	2010202215774D	21/10/2022
3	Manoj Builders And Developers A Partnership Firm Through Partner	eChallan		MH009632717202223E	100	RF	0004767536202223	21/10/2022

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



CHALLAN

MTR Form Number-6

GRN	MH009632717202223E	BARCODE		Date	20/10/2022-18:30:12	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	Manoj Builders And Developers A Partnership Firm Through Partner
Location	NASHIK		
Year	2022-2023 One Time	Flat/Block No.	S.No. 76/8/1 Kuber Nagari Apartment
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	Bhagur
0030063301 Registration Fee	100.00	Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 1 1 2
		Remarks (If Any)	SecondPartyName=Manoj Builders And Developers A Partnership Firm Through Partner~
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

नसन-३ दस्त क्र. ९४५ /2022 ७ — ३६

SEAL 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.	02202292022102006543	139869157
Cheque/DD No.		Bank Date	RBI Date	20/10/2022-18:30:12	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 लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2010202215774	Date	20/10/2022

Received from Manoj Builders, Mobile number 0000000000, an amount of Rs.760/-, 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	20/10/2022
Bank CIN	10004152022102014168	REF No.	229343745699

नसन-३
दस्त क्र.१ ९५८ /२०२२
२-३६



DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 21st day of **OCTOBER 2022.**

B Y

M/s. MANOJ BUILDERS & DEVELOPERS, A Partnership firm, PAN ARHPS5819H, through its PARTNER MR. EKNATH SAHADU SHETE, Age 75 Years, Occupation Business, AADHAR NO. 4606 9457 0170 R/o. 341, Chintamani, Savarkar Nagar, Deolali Camp, Tal. & Dist. Nashik 422401.

Hereinafter referred to as the **"GRANTORS"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the **SECOND PART**.

FIRST - the Grantor is the absolute and exclusive owners of all that piece and parcel of the land admeasuring 1950-00 Sq. Mtrs. out of S. No. 76/8/1 situated at **Bhagur** Taluka and District Nashik, hereinafter referred to as the SAID PROPERTY.

SECOND - the Grantor has purchased said land admeasuring 1950-00 sq. mtrs. out of S. No. 76 / (1 to 7)/8/1 from Shaila Ashok Thube by registered sale deed dated 29/12/2008 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 10667 on 29-12-2008 and as such name of the said Grantor is mutated in the owners column for the purchased area and thereafter Grantor has sold land admeasuring 300.00 sq. mtrs out of S. No. 76/8/1 to Mr. Shivram Narayan Varungase and M/s. Shah Builders and Developers Partnership Firm through its partner Mr. Astish Mahendra Shah by sale deed which is registered in the office of Sub-registrar Nashik-3 at Sr. No. 2515/2019 dated 11/4/219 and such name of the said purchaser is mutated in the owners column of the said property as such the Grantor is competent to develop the said land by constructing building thereon and sell the super structure as the Grantor may deem fit and proper.

THIRD - the Grantor has prepared a building plan on land area admeasuring 1650.00 sq. mtrs which is duly approved by the Nashik Metropolitan Region Development Authority under commencement certificate **No. NAMPRAVIPRA/BUILDING PERMISSION/MOUJE BHAGUR TAL.NASHIK/S.NO. 76/8/1/652 Dated 4-7-2019** and as per the approved building plan the Grantor has commenced the construction on the said property building consisting of **three wings A, B and C Wing** (hereinafter referred to as the SAID BUILDING) and Grantor has obtained Occupancy Certificate from Nashik Metropolitan Region Development Authority under Occupancy certificate **No. Nampravipra/Bhogwata/Mau.Bhagur,Tal.Nashik /G. No. 76/8 /1/2011 Dated 30/9/2022,** hereinafter referred to as the said property a building known as **"KUBER NAGARI APARTMENT"** and this declaration of Apartment is pertaining to land area admeasuring 1650.00 sq. mtrs. only.

FOURTH the Grantor has registered the Project under the provisions of the **Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Nashik on 19-8-2017 under Registration No. P51600022096 on 27/8/2019 have been annexed.**

FIFTH - That the said building **consists of three Buildings, A, B and C Building, A Building consisting of Ground floor for shops and One upper floor for residential purpose, B Building Consisting of Ground floor shops**

only and C Building consisting of Ground Floor for stilt parking and three upper floors consisting of 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 **"KUBER NAGARI APARTMENT" A** and that the family units common areas and facilities of the building will be as follows:-

A WING

* Family Unit – On Ground floor there are Six Shops numbered as :- 1, 2, 3, 4, 5 and 6.

* Family Unit – On First floor there are Three Flats numbered as :- 1, 2 and 3.

B WING

* Family Unit – On Ground floor there are Six Shops numbered as :- 1, 2, 3, 4, 5 and 6.

C WING

* Family Unit – On First floor there are Eleven Flats numbered as :- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11.

* Family Unit – On Second floor there are Eleven Flats numbered as :- 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22.

* Family Unit – On Third floor there are Eleven Flats numbered as :- 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33.

Description of each family unit is described as under:-

A WING

(1) Commercial Unit - Shop No. 1 on Ground Floor Carpet area admeasuring 7.24 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(2) Commercial Unit - Shop No. 2 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(3) Commercial Unit - Shop No. 3 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(4) Commercial Unit - Shop No. 4 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

नसन-३

(5) Commercial Unit - Shop No. 5 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(6) Commercial Unit - Shop No. 6 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(7) Family Unit - Flat No. 34 on First Floor Carpet area admeasuring 19.16 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(8) Family Unit - Flat No. 35 on First Floor Carpet area admeasuring 24.17 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(9) Family Unit - Flat No. 36 on First Floor Carpet area admeasuring 22.07 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

B WING

(1) Commercial Unit - Shop No. 1 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(2) Commercial Unit - Shop No. 2 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(3) Commercial Unit - Shop No. 3 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(4) Commercial Unit - Shop No. 4 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(5) Commercial Unit - Shop No. 5 on Ground Floor Carpet area admeasuring 8.06 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(6) Commercial Unit - Shop No. 6 on Ground Floor Carpet area admeasuring 5.64 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

C WING

(1) Family Unit - Flat No. 1 on First Floor Carpet area admeasuring 65.63 SQ. MTRS. and usable area of Balcony 7.64 Sq. Mtrs. Total admeasuring 73.27 Sq. Mtrs.
Agreement Regi. at Sr. No. 8090 Dated : 28/11/2019.
Name of Owner – 1] MRS. MEENA KESHAV GOJARE,
2] MR. KESHAV TUKARAM GOJARE

(2) Family Unit - Flat No. 2 on First Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.

Agreement Regi. at Sr. No. 2395 Dated : 19/03/2020.
Name of Owner – [1] MRS. SHOBHA SANJAY SALVE
[2] MR. SANJAY KACHRU SALVE

(3) Family Unit - Flat No. 3 on First Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. ---------- Dated : ----------
Name of Owner – [1] MRS. SUNITA DNYANESHWAR SHINDE
[2] MR. DNYANESHWAR RAMDAS SHINDE

(4) Family Unit - Flat No. 4 on First Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 9244 Dated : 15/11/2021.
Name of Owner – [1] MRS. NIRMALA VASANT VAYKAR
[2] MR. VASANT YADAV VAYKAR

(5) Family Unit - Flat No. 5 on First Floor Carpet area admeasuring 30.12 SQ. MTRS.
Agreement Regi. at Sr. No. 5994 Dated : 04/11/2020.
Correction Deed Regi at Sr. No. 936 Dated : 01/02/2021.
Name of Owner – [1] MRS. KAVITA SACHIN SHEJWAL
[2] MR. SACHIN SHRIRAM SHEJWAL

(6) Family Unit - Flat No. 6 on First Floor Carpet area admeasuring 30.74 Sq. Mtrs.
Agreement Regi. at Sr. No. 7185 Dated : 02/09/2021
Name of Owner – 1] SMT. SHAKUNTALA BHIMA AGALE
2] MR. ANANDA TUKARAM SAMORE

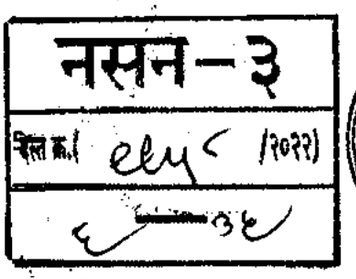
(7) Family Unit - Flat No. 7 on First Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 8091 Dated : 28/11/2019.
Name of Owner – 1] MRS. SHILA KIRAN SONAWANE
2] MR. KIRAN ASHOK SONAWANE

(8) Family Unit - Flat No. 8 on First Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 9247 Dated : 15/11/2021.
Name of Owner – [1] MRS. NUTAN DIPAK KANSE
[2] MR. DEEPAK EKNATH KANASE

(9) Family Unit - Flat No. 9 on First Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 1570 Dated : 25/02/2020.
Name of Owner – [1] MRS. SANGITA MOHAN OHOL
[2] MR. MOHAN VISHNU OHOL

(10) Family Unit - Flat No. 10 on First Floor Carpet area admeasuring 30.12 SQ. MTRS
Name of Owner – M/s. MANOJ BUILDERS

(11) Family Unit - Flat No. 11 on First Floor Carpet area admeasuring 30.74 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS





(12) Family Unit - Flat No. 12 on Second Floor Carpet area admeasuring 65.63 SQ. MTRS. and usable area of Balcony 7.64 Sq. Mtrs. Total admeasuring 73.27 Sq. Mtrs.
Name of Owner – M/s. MANOJ BUILDERS

(13) Family Unit - Flat No. 13 on Second Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 4386 Dated : 09/05/2022.
Name of Owner – [1] MRS. SHALINI INDRAPAL RUPAVATE
[2] MR. INDRAPAL SHIVRAM RUPWATE
[3] MR. AKASH INDRAPAL RUPAVTE

(14) Family Unit - Flat No. 14 on Second Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 2258 Dated : 16/03/2020.
Name of Owner – MRS. RUPALI MAHESH LAKARIYA

(15) Family Unit - Flat No. 15 on Second Floor, Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 5993 Dated : 04/11/2020.
Name of Owner – [1] MISS. RAMESHWARI ASHOK LUTE Alias
MRS. RAMESHWARI YOGESH BATTASE
[2] MR. YOGESH PANDURANG BATTASE

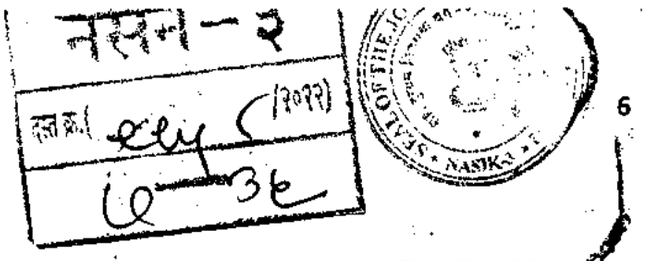
(16) Family Unit - Flat No. 16 on Second Floor Carpet area admeasuring 30.12 Sq. Mtrs.
Agreement Regi. at Sr. No. 1575 Dated : 25/02/2020.
Name of Owner – [1] MR. BALU RANGNATH GAIKAR
[2] MRS. KOMAL BALU GAIKAR

(17) Family Unit - Flat No. 17 on Second Floor Carpet area admeasuring 30.74 Sq. Mtrs.
Agreement Regi. at Sr. No. 7750 Dated : 24/12/2020.
Name of Owner – [1] MRS. CHHAYA SIDDHARTH DONDE
[2] MR. SIDDHARTH SHANKAR DONDE

(18) Family Unit - Flat No. 18 on Second Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 8544 Dated : 13/12/2019.
Name of Owner – [1] MRS. ANITA DEVIDAS CHAVAN
[2] MR. DEVIDAS BALWANT CHAVAN

(19) Family Unit - Flat No. 19 on Second Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 6054 Dated : 30/07/2021.
Name of Owner – [1] MRS. PRATIBHA SURESH MOJAD
[2] MR. ROHIT SURESH MOJAD

(20) Family Unit - Flat No. 20 on Second Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 7958 Dated : 29/12/2020
Name of Owner – [1] MR. PANKAJ SURESH MOJAD
[2] MRS. ASHWINI PANKAJ MOJAD



(21) Family Unit - Flat No. 21 on Second Floor Carpet area admeasuring 30.12 Sq. Mtrs.
Agreement Regi. at Sr. No. 6837 Dated : 24/08/2021.
Name of Owner – MRS. ROHINI RAVINDRA BHALERAO

(22) Family Unit - Flat No. 22 on Second Floor Carpet area admeasuring 30.74 Sq. Mtrs.
Agreement Regi. at Sr. No. 923 Dated : 31/01/2022.
Name of Owner – [1] SMT. LATA BABU RAJPUT
[2] MR. MANGESH BABU RAJPUT

(23) Family Unit - Flat No. 23 on Third Floor in Carpet area admeasuring 65.63 SQ. MTRS. and usable area of Balcony 7.64 Sq. Mtrs. Total admeasuring 73.27 Sq. Mtrs.
Name of Owner – M/s. MANOJ BUILDERS

(24) Family Unit - Flat No. 24 on Third Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 4329 Dated : 06/05/2022.
Name of Owner – [1] MRS. PRANIYA ARJUN DORE
[2] MR. ARJUN RAJUAPPA DORE
[3] SMT. RITA RAJUAPPA DORE

(25) Family Unit - Flat No. 25 on Third Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 6307 Dated : 01/07/2022.
Name of Owner – [1] MRS. MIRA NANDU AHIRE
[2] MR. BHUSHAN NANDU AHIRE

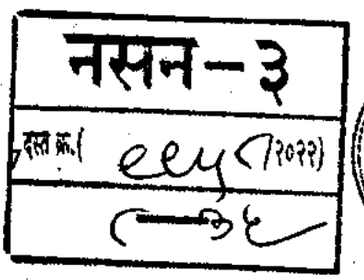
(26) Family Unit - Flat No. 26 on Third Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 4336 Dated : 06/05/2022.
Name of Owner – [1] MRS. SHARDA BHIMAPPA GHULE
[2] MR. BHIMAPPA HANUMANTA GHULE

(27) Family Unit - Flat No. 27 on Third Floor Carpet area admeasuring 30.12 Sq. Mtrs.
Agreement Regi. at Sr. No. 528 Dated : 18/01/2022.
Name of Owner – 1] MRS. RANI SURESH SONKUPADRI
2] MR. SURESH IRANNA SONKUPADRI

(28) Family Unit - Flat No. 28 on Third Floor Carpet area admeasuring 30.74 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

(29) Family Unit - Flat No. 29 on Third Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 7175 Dated : 02/09/2021.
Name of Owner – SMT. USHA VASANT SALVE

(30) Family Unit - Flat No. 30 on Third Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Agreement Regi. at Sr. No. 4334 Dated : 06/05/2022
Name of Owner – [1] MR. SACHIN JAGANNATH SHETE
[2] MRS. SHITAL SACHIN SHETE





(31) Family Unit - Flat No. 31 on Third Floor Carpet area admeasuring 40.60 SQ. MTRS. and usable area of Balcony 4.08 Sq. Mtrs. Total admeasuring 44.68 Sq. Mtrs.
Name of Owner – M/s. MANOJ BUILDERS

(32) Family Unit - Flat No. 32 on Third Floor Carpet area admeasuring 30.12 Sq. Mtrs.
Agreement Regi. at Sr. No. 6836 Dated : 24/08/2021.
Name of Owner – 1] MRS. POONAM CHETAN DONDE
2] MR. CHETAN DILIP DONDE

(33) Family Unit - Flat No. 33 on Third Floor Carpet area admeasuring 30.74 SQ. MTRS.
Name of Owner – M/s. MANOJ BUILDERS

COMMON AREAS AND FACILITIES:-

(1) All that piece and parcel of the land as described in the schedule written hereunder.

(2) A and C wing have separate stair case and stair case landing referred to in this deed of in the building which leads from the ground to the roof of the building.

(3) Each wing have separate one underground water tank and each wing have separate one overhead water tank for common use of A, B and C Wing.

(4) Plumbing network throughout the building.

(5) Sanitary network throughout the building and septic tank located in the side margin.

(6) Electric wiring network throughout the building.

(7) Necessary electrical lighting network and common water connection throughout the building.

(8) Motor with pump set and in General all apparatus and installations existing for common use.

(9) Separate Common meter for common electric consumption for A wing, B Wing and C Wing.

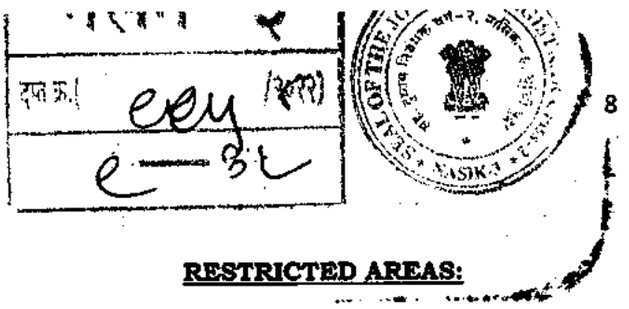
(10) one common boring located in C wing building which shall use for the entire building and Common Area Use for A, B and C Wing.

(11) That all the flat owners shall maintain the building and common amenities for which all the flat purchasers shall deposit the amount of maintenance in the account of the association.

(12) Toilet is located in wing A wing which shall be use by A wing and B wing Only .

(13) Common Parking for C wing building

(14) Common septic tank with common drainage system and the same shall be maintained from the common funds of the apartment.



RESTRICTED AREAS:

a) No Parking is allotted to any particular flats and is common for all flat owner who shall use it in common in proper and diligent manner.

b) That the top terrace above the building shall be common for A, B and C wing owners and used and utilized by the all the owners and Top Terrace shall be used and maintained by the owners of each wings.

c) No outsider or visitor shall be entitled to park his vehicle within the compound of the building.

d) That the respective shop owners shall park their vehicle infront of their shops only. No shop owners or outsider park their vehicle in the building parking area and surrounding marginal space of the building or any other parking area.

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.

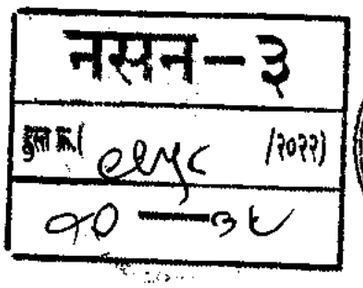
h) That all the flat owners shall maintain the building, cleaning, security, common meter and common lights, common water connection, pump set, etc. by collecting monthly or yearly amount as may be required and decided by all the flat owners from time to time.

i) All the shop owners shall maintain their shop building individually. separate toilet and common water connection located in A wing building which shall be common use for A wing and B wing only. The shop owner shall not be entitled for any additional construction in the said shop.

j) Not to do or carry any painting decoration or other work to the exterior or outside the said Shop without the written permission of the Grantor/ association of apartment/shop owners.

k) The shop owner shall not do any business in the building will have nuisance.

SEVENTH : (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 **"KUBER NAGARI APARTMENT"** 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-%
A wing	
Shop No. 1	0.47%
Shop No. 2	0.52%
Shop No. 3	0.52%
Shop No. 4	0.52%
Shop No. 5	0.52%
Shop No. 6	0.52%
Flat No. 34	1.23
Flat No. 35	1.56
Flat No. 36	1.43
B wing	
Shop No. 1	0.52
Shop No. 2	0.52
Shop No. 3	0.52
Shop No. 4	0.52
Shop No. 5	0.52
Shop No. 6	0.36
C wing	
Flat No. 1	4.73
Flat No. 2	2.89
Flat No. 3	2.89
Flat No. 4	2.09
Flat No. 5	1.95
Flat No. 6	1.99
Flat No. 7	2.89
Flat No. 8	2.89
Flat No. 9	2.89
Flat No.10	1.95
Flat No.11	1.99
Flat No.12	4.73
Flat No.13	2.89
Flat No.14	2.89
Flat No.15	2.89
Flat No.16	1.95
Flat No.17	1.99
Flat No.18	2.89
Flat No.19	2.89
Flat No.20	2.89
Flat No.21	1.95
Flat No.22	1.99
Flat No.23	4.73
Flat No.24	2.88
Flat No.25	2.88
Flat No.26	2.88
Flat No.27	1.94
Flat No.28	1.98
Flat No.29	2.88
Flat No.30	2.88
Flat No.31	2.88
Flat No.32	1.94
Flat No.33	1.98
	100.00%

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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.

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

NINTH: That as appear above a plan of apartment 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.

TENTH: 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 **"KUBER NAGARI APARTMENT"** Condominium.

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

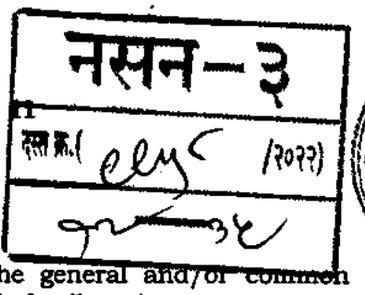
TWELTH: That the percentage of the undivided interest in the restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

THIRTINTH: 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.

FOURTEENTH: 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.

FIFTEENTH : 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.

SIXTEENTH: 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.

SEVENTEENTH: 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.

EIGHTEENTH: 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.

NINETEETH : 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.

TWENTEETH: 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.

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

TWENTY SECOND: 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 THIRD: 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.

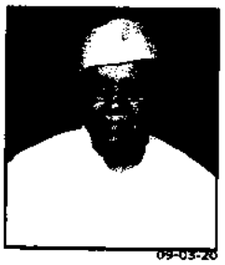
SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of property land admeasuring **1650.00 Sq. Mtrs.** out of **S. No. 76/8/1 total admeasuring 1950.00 Sq. Mtrs.** Situated at Village **Bhagur**, within the limits of registration District of Nashik and sub Registration Ta luka Nashik bounded as follows:-

East	:	By S.No. 76(1 to 7)/8/2
West	:	By Gaothan
South	:	By Vetal Baba Road
North	:	By S.No. 76(1 to 7)/7

Together with all the rights appurtenant thereto.

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



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
M/s. MANOJ BUILDERS & DEVELOPERS,
A Partnership firm, through its PARTNER
MR. EKNATH SAHADU SHETE
(GRANTOR)

]
]
]
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]
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WITNESSES

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

2. ---------- Ashish
Adv. A.S. Shah

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EXHIBIT "B"

BYE LAWS OF RIDDHI PARADISE APARTMENT

CHAPTER I

1) **SHORT TITLE & APPLICATION**

These bye-laws may be called "the Bye-laws of the **"KUBER NAGARI APARTMENT"** The provisions of these bye laws apply to the **"KUBER NAGARI APARTMENT"**

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 **"KUBER NAGARI APARTMENT"**
c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the **"KUBER NAGARI APARTMENT"**
d) "Building" means the building located on land admeasuring **1650.00 Sq. Mtrs.** out of **S. No. 76/8/1 total admeasuring 1950.00 Sq. Mtrs.** Situated at Village **Bhagur**, within the limits of registration District of Nashik and sub Registration Taluka Nashik and known as the **"KUBER NAGARI APARTMENT"** 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.
f) "Owner " or "Apartment Owner" means the person owning apartment in the **"KUBER NAGARI APARTMENT"**
g) "Section" means a section of the Act.
h) "unit" means a family unit in the **"KUBER NAGARI APARTMENT"**
i) "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:**

d) The Building located on the land admeasuring **1650.00 Sq. Mtrs.** out of **S. No. 76/8/1 total admeasuring 1950.00 Sq. Mtrs.** Situated at Village **Bhagur**, within the limits of registration District of Nashik and sub Registration Taluka Nashik known as the **"KUBER NAGARI APARTMENT"** is submitted to the provisions of the Act.

4) **OBJECT OF ASSOCIATION:**

1) The objects of the association shall be :

a) To be and act as the association of the Apartment Owners of the building called land admeasuring **1650.00 Sq. Mtrs.** out of **S. No. 76/8/1 total admeasuring 1950.00 Sq. Mtrs.** Situated at Village **Bhagur**, within the limits of registration District of Nashik and sub Registration Taluka Nashik (Hereinafter called the "Said Building")

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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:

* To sublet & 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.

MEMBERS OF THE ASSOCIATION:

All persons who have purchased apartments in the **"KUBER NAGARI APARTMENT"** & 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.

e) 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 **"KUBER NAGARI APARTMENT"** as 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

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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 **"KUBER NAGARI APARTMENT"** 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:**

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 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.

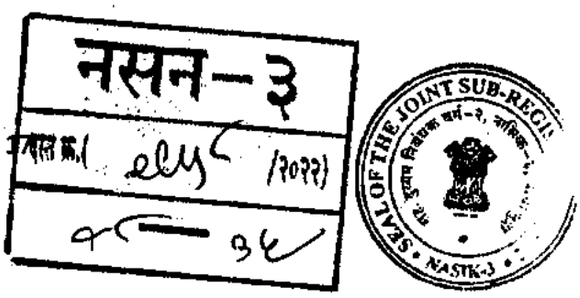
CHAPTER IV
BOARD OF MANAGERS

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 **"KUBER NAGARI APARTMENT"** 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 **"KUBER NAGARI APARTMENT"** 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 :**

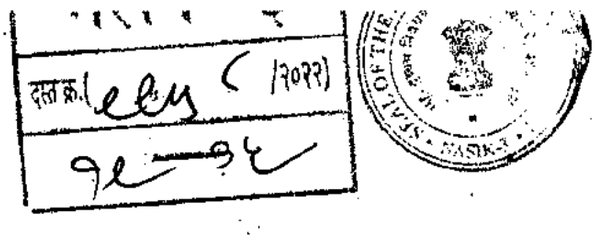
At the first annual meeting of the association the tern of the office of two Mangers shall be fixed for three years. The term of office of two Mangers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager. A Successor shall be elected to serve a term of 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 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.

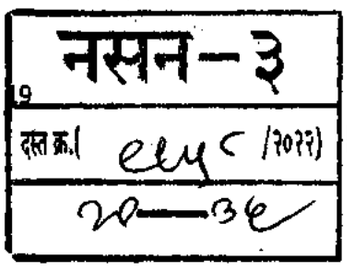
CHAPTER V
OFFICERS

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.

37) **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.

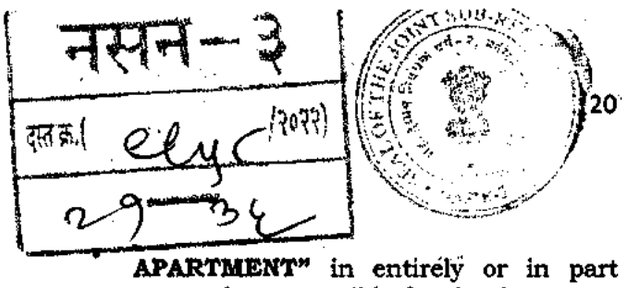
CHAPTER VI
OBLIGATIONS OF THE APARTMENT OWNERS

38) **ASSESSMENTS:**

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to **"KUBER NAGARI APARTMENT"** 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.

39) **MAINTENANCE AND REPAIR:**

f) 1) Every owner must perform promptly, all maintenance repair work within his own unit, which if omitted would affect the **"KUBER NAGARI**



APARTMENT" 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.

40) **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.

41) **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 **"KUBER NAGARI APARTMENT"** 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.

42) **RIGHT OF ENTRY :**

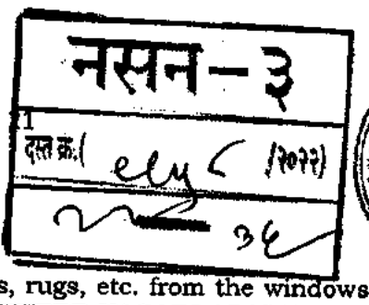
a) An owner shall grant the right of entry to the Manager or to any other person authorized by the Board or the Association in case of an emergency originating in or treating his unit whether the owner is present at the time or not.

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.

43) **RULES OF CONDUCT :**

g) 1) No resident of the **"KUBER NAGARI APARTMENT"** 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 **"KUBER NAGARI APARTMENT"**

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.

h) 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 **"KUBER NAGARI APARTMENT"** or that ported through the walls or the roof of that condominium except as authorized by the Association.

CHAPTER - VII
FUNDS AND THEIR INVESTMENTS

44) **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.

45) **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.
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.

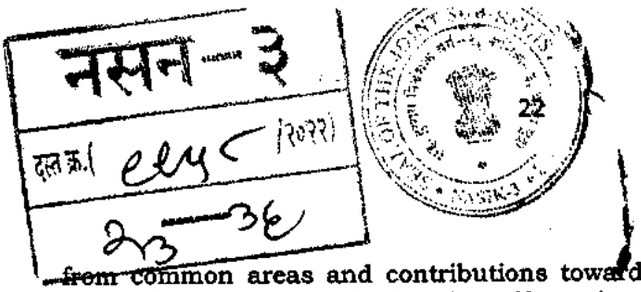
46) **AFFILIATION :**

Should there be any Federation of Apartment Owners in the locality in which the **"KUBER NAGARI APARTMENT"** 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.

47) **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.

48) **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.

49) **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 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.

50) **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.

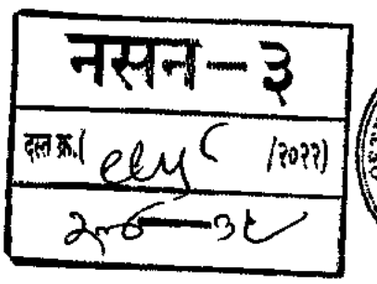
CHAPTER - VIII
MORTGAGES

51) **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".

52) **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

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 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 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

55) **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 take effect unless approved by owners representing at least 75 percent of the total value of all units in the **"KUBER NAGARI APARTMENT"** as shown in the Declaration.

****

नसन-३

दस्त क्र.(९५५ /२०२२)

घोषणापत्र/शपथपत्र — ३८

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.

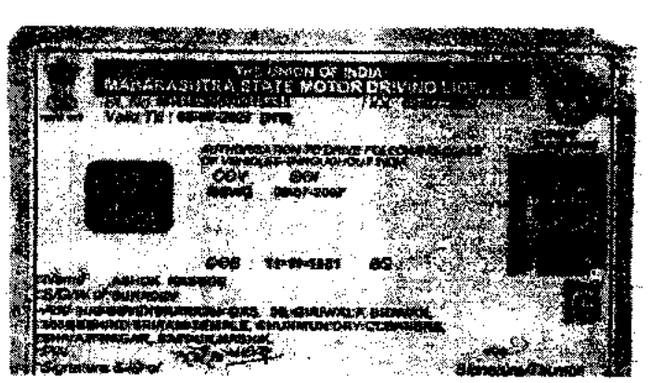
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकतींविषयी 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...





नमुना-३
दस्त क्र.| 6145 /२०२१
२६ ३६

अहवाल दिनांक : 10/01/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- भगुर तालुका :- नाशिक जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 76/8/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकृषिक क्षेत्र बिन शेती 19.50.00 आकारणी 643.50	2507	मे.मनोज बिल्डर्स भागीदार संस्था तर्फे भागीदार सदानंद एकनाथ शेटे ------सामाईक क्षेत्र------	16.50.00	544.50		(14157) (14157)	कुळाचे नाव व खंड इतर अधिकार इतर नोंद नं.5530 च्या अटी बंधनकारक ठेवुन जुनी शर्त (5530) इतर बिनशेतीकडे वर्ग (10367) प्रलंबित फेरफार : 14923 शेवटचा फेरफार क्रमांक : 14157 व दिनांक : 05/08/2019
	3433	मे.शाह बिल्डर्स एन्ड डेव्हलपर्स तर्फे भागिदार अतिश महेंद्र शाह शिवराम नारायण वारुंगसे ------सामाईक क्षेत्र------	3.00.00	99.00		(14157) (14157)	
जुने फेरफार क्र. (5530)(8268)(8616)(8621)(8653)(8849)(8927)(8952)(9015)(9056)(9108)(9333) (9952)(10367)(10371)(10568)(11320)(11321)(11415)(11469)(13574)(13726)(13924)							सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- भगुर तालुका :- नाशिक जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 76/8/1

			पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र					निभेळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र											
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

R.D. [illegible]

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 10/01/2022
सांकेतिक क्रमांक :- 272000110259240000120221131

(नाव :- रुबिना आशाजी तांबोळी)
तलाठी साझा :- भगुरता :- नाशिक जि :-नाशिक

गाव नमुना नऊ

R. V. 19 m.

दैनिक पावती पुस्तक 1066410

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

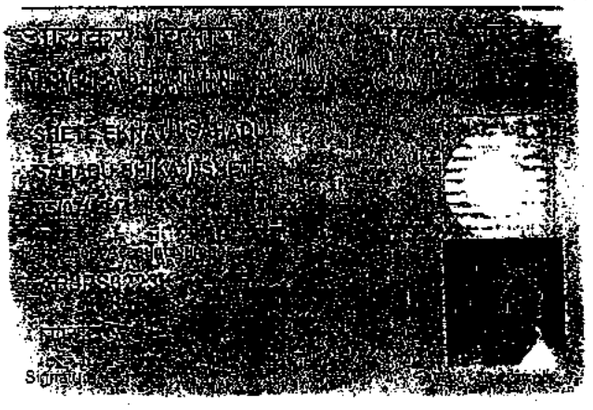
गाव- अंजर तालुका- नाशिक खाते क्र. 2067

दिनांक 9/4/2019 भोगवटादार/पैसे देणारा मे. मनोज बिल्डर्स भागीदार संस्था

एकत्रीकृत जमीन महसूलाची भागीदार श्री वैवानंद एकनाथ

थकबाकी			चालू वर्ष म्हणजे 2018-2019				स्थानिक उपकर			
			नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
			99[illegible]00							

(अक्षरी) रुपये अक्कावन हजार सातशे फक्त मिळाले तलाठी



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFFM5254P

नाव .NAME

MANOJ BUILDERS

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

01-04-1992

आयकर आयुक्त, नाशिक

COMMISSIONER OF INCOME-TAX, NASIK

नमुना-३

दस्त क्र. [illegible]/2022

२७-३६

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

[redacted]

एकनाथ जगन्नाथ गरे

Eknath Sanaqu Sgele

जन्म वर्ष / Year of Birth 1944

पुरुष / Male

4606 9457 0170

आधार - सामान्य माणसाचा अधिकार

नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक

Nashik Metropolitan Region Development Authority, Nashik

विभागीय आयुक्त कार्यालय, नाशिकरोड, नाशिक - ४२२ १०१.

METROPOLIS

विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.६.१ नुसार)

जा.क्र : नामप्रविप्रा/बां.प./मौ.भगूर ता.नाशिक/स.नं.७६/८/१/ ६५२ दि. ४/१०/२०१९

प्रति,

मे.मनोज बिल्डर्स भागीदार संस्था,
तर्फे भागीदार सदानंद एकनाथ शेट,भगुर
ता.जि.नाशिक

विषय: मौजे भगूर, ता.जि.नाशिक येथील स.नं.७६/८/१ मधील क्षेत्र १९५०.० चौ.मी. क्षेत्रावरील रहिवास + वाणिज्य प्रयोजनार्थ बांधकाम मंजूरी बाबत.

संदर्भ : आपला दि. २७.५.२०१९ रोजीचा अर्ज व प्रस्ताव.

मौजे भगूर, ता.जि.नाशिक येथील स.नं.७६/८/१ मधील क्षेत्र १९५०.० चौ.मी. क्षेत्रावरील रहिवास + वाणिज्य प्रयोजनार्थ बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे.आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट "अ" मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

(प्रतिभा भदाणे)
महानगर नियोजनकार,
नाशिक महानगर प्रदेश विकास प्राधिकरण,
नाशिक

नसन-३
दस्त क्र./ ६५८/२०१९
२८-३६

NMRDA

नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक यांचेकडील दि. ४/७/२०१९ रोजीचे पत्र क्र. सोबतचे

परिशिष्ट "अ" (बांधकाम परवानगी)

मौजे भगूर, ता.जि.नाशिक येथील स.नं.७६/८/१ मधील क्षेत्र १९५०.० चौ.मी. मध्ये रहिवास + वाणिज्य प्रयोजनार्थ बांधकाम परवानगी

१ मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहील.

२ सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहील. बांधकाम सुरु केल्याबाबत प्राधिकरणाला त्याप्रमाणे कळविणेत यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहीत मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करुन न घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.

३ प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा बोजा असल्यास त्यास अर्जदार / जमीनमालक /विकासक सर्वस्वी जबाबदार राहतील.

४ मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासुन पुढील, मागील व बाजुची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहील.

५ रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त मंजूर नकाशानुसार रहिवास + वाणिज्य याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहील. इमारतीच्या वापरात बदल करावयाचा असल्याम त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.

६ इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/ अभियंता /स्ट्रक्चरल अभियंता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहील. त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल /भूमी अभिलेखात एकत्रिकरण /उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहील.

७ इमारतीचे मंजूर नकाशानुसार जोत्या पर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करुन न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहील.

८ नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.

९ जागेतील/ जागेच्या बाजुच्या नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनधिकृतपणे बदल करता येणार नाहीत. सदर अटीचा भंग करुन विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक/ जमिनमालक यांची राहील.

१० स्ट्रक्चरल इंजिनिअर/ सुपरवायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास कामाची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहील.

११ प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहील. (नियम क्र. ७.१)/

१२ शासन नगर विकास विभागाकडील दि.१९/११/२००८ चे निदेश क्र. टिपीब्ली-४३०८/४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक/ जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सदनिकेचे एकूण चटई क्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमोडे, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक/ जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.

१३ नियोजित इमारतीसाठी/ विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वासित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास पिण्याच्या पाण्याची आवश्यक ती पुर्तता अर्जदार / विकासक / जमिन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापुर्वी करणे आवश्यक आहे. त्याप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापुर्वी करणे बंधनकारक राहील.

नमन-३
दस्त क्र. 1 elyc
२८—७—१९

१४ आला व सुका कचऱ्यासाठी [illegible] होण्याऱ्या ओल्या कचऱ्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक/ जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.

१५ शासन निदेशानुसार बांधकाम करताना फ्लाय ॲशचा वापर करणे बंधनकारक राहील.

१६ सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार/ विकासक/ जमिनमालक यांनी इमारतीचे वापरापुर्वी स्वखर्चाने करावयाची आहे.

१७ वेस्ट वॉटर ट्रिटमेंट प्लँट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधकनकारक असुन पाण्याचा फेरवापर बगीचा, झाडांची जोपासणा यासाठी करणे आवश्यक आहे.

१८ प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पुर्ण झाल्यानंतर मंजुर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पुर्णत्वाचे अर्जदार/ विकासक/ जमिनमालक यांनी सादर करुन नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करुन घेतल्याखेरीज कोणत्याही इमारतीचा भागश: पुर्णत: वापर सुरु केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहील.

१९ केंद्र शासनाच्या पर्यावरण विभागाकडील अधिसूचना क्र. S.O.३९९९ (E) दि-०९/१२/२०१६ मधील Appendix-XIV मधील पर्यावरणाच्या अटींची पुर्तता करणे अर्जदार / विकासक / जमीनमालक यांचेवर बंधनकारक राहील. व सदर अटी बंधनकारक असल्याबाबत हमीपत्र सादर करणे आवश्यक राहील.

२० मोठया इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजूरांमधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.

२१ सदरचा भुखंड निवासी कारणासाठी बिनशेती झालेला आहे. अर्जदारांनी सदर भुखंडामध्ये काही वाणिज्य वापर प्रस्तावित केला असल्याने वापर बदलानुषंगाने संबंधित महसुल विभागाची परवानगी घेणे अर्जदार यांचेवर बंधनकारक राहील.

२२ प्रस्तुत जमिनीवर भविष्यात छाननी शूल्क, प्रिमीयम शूल्क, विकास शूल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहील.

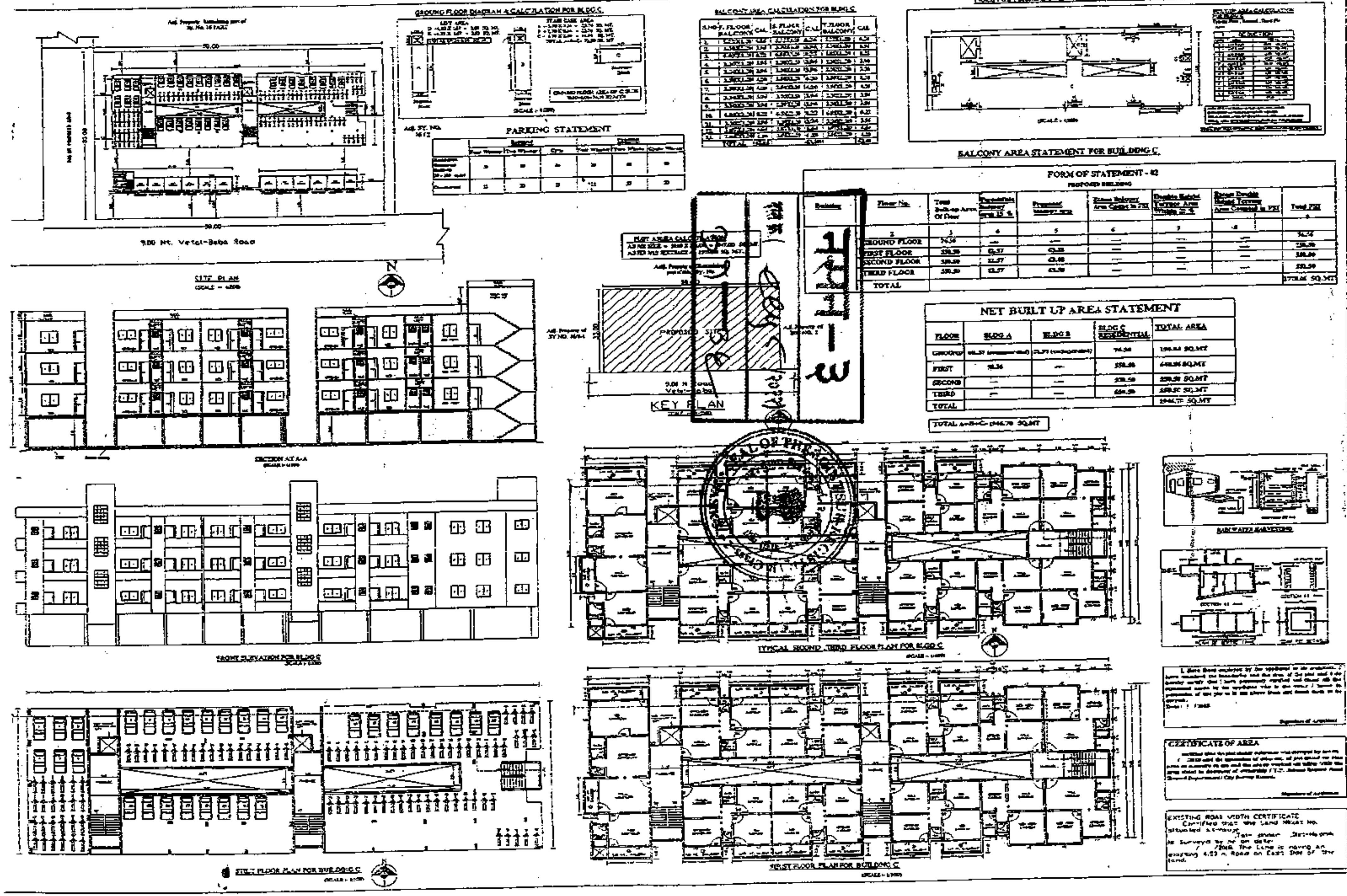
२३ अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

प्रस्तावासोबतच्या बांधकाम नकाशांचे तीन प्रती स्वाक्षांकित करुन सोबत जोडले असून प्रस्वातावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.

नस्ती-३
दस्त क्र. [illegible]
३०-३६

(प्रतिभा भदाणे)
महानगर नियोजनकार,
नाशिक महानगर प्रदेश विकास प्राधिकरण,
नाशिक

महानगर प्रदेश विकास प्राधिकरण NMRDA



FORM OF STATEMENT - 42

Building	Floor No.	Total Built-up Area Of Floor	Permissible Balcony Area 15 %	Proposed Balcony Area	Excess Balcony Area Counted In FSI	Double Height Terrace Area Within 10 %	Excess Double Height Terrace Area Counted in FSI	Total FSI
1	2	3	4	5	6	7	8	
	GROUND FLOOR	74.56	—	—	—	—	—	74.56
	FIRST FLOOR	338.50	[illegible]	[illegible]	—	—	—	[illegible]
	SECOND FLOOR	[illegible]	[illegible]	[illegible]	—	—	—	[illegible]
	THIRD FLOOR	[illegible]	[illegible]	[illegible]	—	—	—	[illegible]
	TOTAL							[illegible] SQ.MT

NET BUILT UP AREA STATEMENT

FLOOR	BLDG A	BLDG B	BLDG C RESIDENTIAL	TOTAL AREA
GROUND	[illegible]	[illegible]	74.56	[illegible] SQ.MT
FIRST	[illegible]	—	[illegible]	[illegible] SQ.MT
SECOND	—	—	[illegible]	[illegible] SQ.MT
THIRD	—	—	[illegible]	[illegible] SQ.MT
TOTAL				1946.70 SQ.MT

TOTAL A+B+C= 1946.70 SQ.MT

APPROVING UTHORITY

DOOR + WINDOW SCHEDULE

D1	1.50 X 2.10	T.W FRAME-FLUSH DOORS
D2	0.90 X 2.10	T.W FRAME-FLUSH DOORS
D3	0.75 X 2.10	T.W FRAME-FLUSH DOORS
W1	1.50 X 1.20	ALLUMINUM SLIDING WINDOW
W2	1.20 X 1.20	ALLUMINUM SLIDING WINDOW
W3	[illegible] X 0.90	ALLUMINUM SLIDING WINDOW
V	0.60 X 0.75	FABRICATED VENTILATOR

NOTES:-

AREA STATEMENT

CERTIFICATE OF AREA

EXISTING ROAD WIDTH CERTIFICATE

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING PLAN ON S. NO. 76/3/1, BHAGUR SHIWAR, TAL. DIST. NASHIK FOR SHRI. EKNATH SAHADU SHETE PARTNER M/S MANOJ BUILDERS BHAGIDAR SANSTH

B. A. MOJAD & ASSOCIATES

Maharashtra Real Estate Regulatory Authority

नमुना - ३
दस्त क्र. 6845 /२०१९
32 - 36

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 : **P51600022096**

*Project: **KUBER NAGARI APARTMENT**, Plot Bearing / CTS / Survey / Final Plot No.: **S NO 76/8/1 BHAGUR** at **Bhagur Rural, Nashik, Nashik, 422502;***

1. **Manoj Builders** having its registered office / principal place of business at *Tehsil: **Nashik**, District: **Nashik**, Pin: **422401**.*
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 **27/08/2019** and ending with **31/12/2025** 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:8/27/2019 10:37:57 AM

Dated: **27/08/2019**
Place: **Mumbai**

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

नमुना-३
क्रमांक 994(2022)
33—3E

CHALLAN
MTR Form Number-6

GRN	MH009632717202223E	BARCODE		Date	20/10/2022-18:30:12	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	Manoj Builders And Developers A Partnership Firm Through Partner
Location	NASHIK		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	S.No. 76/8/1 Kuber Nagari Apartment
Account Head Details	Amount In Rs.	Road/Street	Bhagur
0030046401 Stamp Duty	100.00	Area/Locality	Nashik
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 2 2 1 1 2
		Remarks (If Any)	SecondPartyName=Manoj Builders And Developers A Partnership Firm Through Partner~
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

DEFACED ₹200.00 DEFACED

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022102006543	139869157
Cheque/DD No.		Bank Date	RBI Date	20/10/2022-18:30:12	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 केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-340-9958	0004767536202223	21/10/2022-14:36:43	IGR313	100.00
2	(iS)-340-9958	0004767536202223	21/10/2022-14:36:43	IGR313	100.00
			Total Defacement Amount		200.00

Print Date 21-10-2022 02:41:19

नसन-३



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

Receipt of Document Handling Charges

PRN	2010202215774	Receipt Date	21/10/2022

Received from Manoj Builders, Mobile number 0000000000, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 9958 dated 21/10/2022 at the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.

DEFACED
₹ 760
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	20/10/2022
Bank CIN	10004152022102014168	REF No.	229343745699
Deface No	2010202215774D	Deface Date	21/10/2022

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

340/9958
शुक्रवार,21 ऑक्टोबर 2022 2:36 म.नं.

दस्त गोषवारा भाग-1

नमन3 3413E
दस्त क्रमांक: 9958/2022

दस्त क्रमांक: नमन3 /9958/2022

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

भरलेले मुद्रांक शुल्क: रु.100/-

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

अ. क्रं. 9958 वर दि.21-10-2022

रोजी 2:28 म.नं. वा. हजर केला.

पावती:12699 पावती दिनांक: 21/10/2022

मादरकरणाराचे नाव: **मे. मनोज बिल्डर्स ॲण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री. एकनाथ सहादु शेटे**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 760.00
पृष्टांची संख्या: 38	
एकुण:	860.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्रं. 1 21 / 10 / 2022 02 : 28 : 23 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 10 / 2022 02 : 28 : 56 PM ची वेळ: (फी)

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

21/10/2022 2 40:23 PM

दस्त गोषवारा भाग-2

नमन3 3613E
दस्त क्रमांक:9958/2022

दस्त क्रमांक :नमन3/9958/2022
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. मनोज बिल्डर्स ॲण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री. एकनाथ महादु शेंटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 341, चिंतामणी, सावरकर नगर, देवळाली कॅम्प, ता.जि. नाशिक , महाराष्ट्र, नाम:ईक्र. पॅन नंबर:ARHPS5819H	लिहून देणार वय :-75 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 10 / 2022 02 : 29 : 59 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यांनां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड अक्षय मुनिल शाह वय:41 पत्ता:नाशिक पिन कोड:422005		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:21 / 10 / 2022 02 : 32 : 35 PM

Joint Sub Registrar Nashik3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Manoj Builders And Developers A Partnership Firm Through Partner	eChallan	02202292022102006543	MH009632717202223E	100.00	SD	0004767536202223	21/10/2022
2		DHC		2010202215774	760	RF	2010202215774D	21/10/2022
3	Manoj Builders And Developers A Partnership Firm Through Partner	eChallan		MH009632717202223E	100.00	RF	0004767536202223	21/10/2022

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

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकुण ३६.... पाने आहेत.
सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.
पुस्तक क्रमांक १, क्रमांक
९९५..... वर नोंदला.
दि.२१ माहे १० सन २०२२

9958 /2022

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

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.
If you find any discrepancy, please write to us at feedback.isarita@gmail.com