
पावती

Original/Duplicate

Tuesday, October 12, 2021

नोंदणी क्र.: 39म

11:03 AM

Regn.: 39M

पावती क्र.: 9375 दिनांक: 12/10/2021

गावाचे नाव: मखमलाबाद - 2

दस्तऐवजाचा अनुक्रमांक: नसन7-8584-2021

दस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: श्री. सुरेश बल्लभभाई वामजा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 1000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:23 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1110202113934 दिनांक: 12/10/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007381239202122E दिनांक: 12/10/2021

बँकेचे नाव व पत्ता:

वाताय अश्वि बल्लभभाई

मूळ दस्त परत

Joint S.R. Nashik-7

सह. मुख्य निबंधक वर्ग-२
नाशिक-७.

NASHIK-VII *



12/10/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्त क्रमांक : 8584/2021

नोंदणी :

Regn:63m

गावाचे नाव : मखमलाबाद - 2

(1) विलेखाचा प्रकार	घोषणापत्र
(2) मीबदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या अस्तित्पट्टाकार आकारणी देतो की पट्टेदार त नमुद करावे)	0
(4) मू-मापन, पोटहिस्ता व अंशक्रमांक(असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगर पालिका हद्दीतील मीजे मखमलाबाद गावचे शिवारातील प्लॉट नं. 413/1ब/3 या पैकी प्लॉट नं. 1/2 यासी एकुण क्षेत्र 4 आर 27.19 चौ.मी. या मिळकती वर बांधण्यात आलेल्या गजसिध्दी अपार्टमेंट या इमारतीचे घोषणापत्र((.GAT NUMBER : 413/1ब/3 ;))
(5) क्षेत्रफळ	1) 427.19 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री. सुरेश वल्लभभाई बासंजा वय:-47; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा.4, सूर्य पॅलेस अपार्टमेंट, मंत्रालय रोड, महाजन नगर, नाशिक, महाराष्ट्र, पोस्टाईक. पिन कोड:- 422010 पिन नं. AEPXV6807K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/10/2021
(10) दस्त नोंदणी केल्याचा दिनांक	12/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	8584/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार
आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद Affidavit



सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्सल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

CHALLAN
MTR Form Number-6

RN MH007381239202122E		BARCODE		Date 11/10/2021-23:03:17		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		AEXPV5407K	
Office Name NSK7_NASHIK 7 JOINT SUB REGISTRAR				Full Name		Suresh Vallabhbhai Varnja	
Location NASHIK				Flat/Block No.		S No 413/1B/2 plot NO 1/2	
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
030046401 Stamp Duty			100.00		Makhamalabad		
030063301 Registration Fee			100.00		Area/Locality		
					Nashik		
					Town/City/District		
					PIN		
					4 2 2 0 0 9		
Remarks (If Any)				SecondPartyName=Suresh Vallabhbhai Varnja-			
नसक-७ र.क. ८५४ / २०२१ ९ - ४४ 							
Total				Amount In		Two Hundred Rupees Only	
				Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02300042021101153615		900796026	
Cheque/DD No.				Bank Date		RBI Date	
				11/10/2021-23:04:29		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9763663253
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खदर चलन केवल दुर्यम निबंरक कार्यालयात नोदणी करवयाच्या दस्तांसाठी लागू आहे. नोदणी न करवयाच्या दस्तांसाठी खदर चलन लागू नाही.

वार्न्या वरिष्ठ (२०२१) २५११११११

नसम-७
दस्तावेज क्र. (८५८८/२०२१)
२ - ४४



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DEED OF DECLARATION

(Under the provisions of the Mah. Apart .Ownership Act 1970)

This Declaration is made at Nashik on this 12th day of October in the Christian Year 2021 at Nashik.

Mr. Suresh Vallabhbbhai Vamja

(Pan No. AEXPV 5407 K)

Age :- 47 yrs., Occupation:- Business

R/o .4, Sai Palace Apartment, Ambad link

Raod, Mahajan Nagar,

Nashik - 422010

Who are the grantor and also hereinafter for the sake of brevity referred to as the GRANTOR.

I. WHEREAS The Grantor (Hereinafter referred to as the Land owners) are absolute and exclusive owners and other wise well & sufficiently entitled to all that piece and parcel of the vacant land bearing Plot No. 1/2 Adm. Area 427.19 Sq. Mtr Out Of S. No. 413/1B/3 situated at Village Makhamalabad Tal. & Dist. Nashik, more particularly described in the schedule written hereunder and hereinafter referred to as the said Property.

That the Grantor have purchased bearing Plot No. 1/2 Adm. Area 427.19 Sq. Mtr Out Of S. No. 413/1B/3 from Mr. Dattatrya Karbhari Pingale as per the Sale deed Dated : 01.02.2018 & the Said Sale Deed registered in the office of SRO. No. Nashik - 7 at Sr. No. 484 / 2018 and as per that the name of the Grantor has been entered into record of rights as per M. E. No. 35688.

AND WHEREAS as such the Grantor absolute right to develop the said property by constructing a building thereon and

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नसन-७

दस्तावेज क्र. (८५८४ / २०२१)

३ — ४४



enter into agreement of sale of the tenements to the prospective purchaser at such price and the terms and condition as he may deem fit and has right to construct a building on the said property and the constructed premises and to appropriate the sale proceeds thereof.

II. The said land described in schedule is in exclusive possession with the ownership rights of Grantor.

III. That the grantor have prepared a building plan by utilizing TDR adm. 14.52 Sq. Mtr. of DRC No. 461 Dt. 04.12.2018 for construction. Which has been approved by Nashik Municipal Corporation under the Commencement Certificate No. LND / BP / Makhamalabad / DCR / 1578 / 2019 Dated :- 21.08.2019 and as per the said approved building plan the Grantor have completed construction work building named as **GAJSIDDHI APARTMENT** (hereinafter referred to as the said building) and the Completion Certificate is obtained from Nashik Municipal Corporation vide No. Nagar rachana Vibhag / C2 / 27734 / 2021 Dated : 06.09.2021.

The Grantor has completed construction of the said building for residential purpose in accordance with the sanctioned building plan, on the said piece of land for use and occupation for residential purpose.

All the units are capable of independent use and occupation account of them having their own exit to the common areas and facilities and lead up to the main exit of the property. The units will be owned by one or more person, each having a particular and exclusive property thereto, each apartment constituting heritable and transferable immovable property, within the meaning of common law for the time being in force in the state and also the undivided share in the general and / or restricted common areas and

नस-७
क्र. (८८८ / २०११)
८ - ८८



facilities of the building as enumerated herein below, necessary for their adequate use and enjoyment and hereinafter referred to as the General and / or restricted common areas and facilities all the same in accordance with the Maharashtra Apartment Ownership Act.1970.

IV. That this condominium shall be known as **GAJSIDDHI APARTMENT** and that the family units and common areas and facilities of the said project will be as under.

There are 16 Flats in Building **GAJSIDDHI APARTMENT** consisting Ground Floor Flat (Common Parking) & Four Floor having separate entrance common partition walls, Common parking, common terrace.

THE AREA AND SUCH OTHER DETAILS OF EACH UNITS OF GAJSIDDHI APARTMENT AS DESCRIBED HEREUNDER :-

RESIDENTIAL UNIT :-

A | Flat No. 01 adm. area. 36.86 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs **Total Adm. area 40.08 Sq. Mtr. on First Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :**

East : Passage & Stair case
West : Open
South : Flat No.04
North : Open & Colony Road

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नसन-७	
दस्तावेज क्र.	८५८४ / २०२१
५	— ४४



B] Flat No.02 adm. Carpet area 47.98 Sq. Mtrs. & Attach Open Balcony Area 4.50 Sq. Mtrs Total Adm. area 52.48 Sq. Mtr. on First Floor in the building known as GAJSIDDHI APARTMENT Owned by Mr. Bharat Vitthal Raut & Archana Dinkar Bahiram alies Mrs. Archana Bharat Raut Agreement registered in the office of SRO Nashik - 7 at Sr. No. 3984 / 2020 on Dated : 06.10.2020 said Flat is bounded by its four sides as under :

East : Open
West : Passage & Staircase
South : Flat No. 03
North : Open

C] Flat No. 03 adm. area. 39.29 Sq. Mtr. Carpet & Attach Open Balcony Area 3.00 Sq. Mtrs Total Adm. area 42.29 Sq. Mtr. on First Floor in the building known as GAJSIDDHI APARTMENT Owned by Mr. Pravin Aananda Jadhav & Mrs. Bhagyashree Pravin Jadhav Agreement registered in the office of SRO Nashik - 7 at Sr. No. 5986 / 2020 on Dated : 11.12.2020 said Flat is bounded by its four sides as under :

East : Open
West : Flat No.04
South : Open
North : Passage & Flat No. 2

नसिन-७
सत.नं. (८५८८ / २०२१)
E — ४४



D] Flat No. 04 adm. area. 37.69 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs Total Adm. area 40.91 Sq. Mtr. on First Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Passage & Flat No.03
 West : Open
 South : Open
 North : Flat No.01

E] Flat No. 05 adm. area. 36.86 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs Total Adm. area 40.08 Sq. Mtr. on Second Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Passage & Staircase
 West : Open
 South : Flat No. 8
 North : Open & Colony Road

F] Flat No.06 adm. Carpet area 47.98 Sq. Mtrs. & Attach Open Balcony Area 4.50 Sq. Mtrs. Total Adm. area 52.48 Sq. Mtr. on Second Floor in the building known as GAJSIDDHI APARTMENT Owned by Mr. Dilip Jagan Raut & Mrs. Hema Dilip Raut Agreement registered in the office of SRO Nashik - 7 at Sr. No. 4414 / 2020 on Dated : 20.10.2020 said Flat is bounded by its four sides as under :

East : Open
 West : Pasaage & Satircase

नसम-७

दस्तावेज क्र. (५८४ / २०२२)

७ — ४४



South : Flat No.07

North : Open

G] Flat No. 07 adm. area. 39.29 Sq. Mtr. Carpet & Attach Open Balcony Area 3.00 Sq. Mtrs Total Adm. area 42.29 Sq. Mtr. on Second Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Open

West : Flat No.08

South : Open

North : Passage & Flat No.06

H] Flat No. 08 adm. area. 37.69 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs Total Adm. area 40.91 Sq. Mtr. on Second Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Passage & Flat No. 07

West : Open

South : Open

North : Flat No.05

I] Flat No.09 adm. area. 36.86 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs Total Adm. area 40.08 Sq. Mtr. on Third Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Passage & Staircase

West : Open

पं. नं. 8-19
दस्तावेज (248 / 2021)
८ - ४४



South : Flat No 12

North : Open & Colony Road

J | Flat No.10 adm. Carpet area 47.98 Sq. Mtrs. & Attach Open Balcony Area 4.50 Sq. Mtrs Total Adm. area 52.48 Sq. Mtr. on Third Floor in the building known as GAJSIDDHI APARTMENT Owned by Mr. Madhukar Parashram Choudhari & Mrs. Savita Madhukar Choudhari Agreement registered in the office of SRO Nashik - 7 at Sr. No. 1516 / 2021 on Dated : 12.02.2021 said Flat is bounded by its four sides as under :

East : Open

West : Passage & Satircase

South : Flat No.11

North : Open

K | Flat No. 11 adm. area. 39.29 Sq. Mtr. Carpet & Attach Open Balcony Area 3.00 Sq. Mtrs Total Adm. area 42.29 Sq. Mtr. on Third Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Open

West : Flat No.12

South : Open

North : Passage & Flat No.10

L | Flat No. 12 adm. area. 37.69 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs Total Adm. area 40.91 Sq. Mtr. on Third Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

नसं-७
दस्तावेज क्र. (५५७ / २०२१)
९ — ४४



East : Passage & Flat No. 11

West : Open

South : Open

North : Flat No.09

M | Flat No.13 adm. area. 36.86 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs Total Adm. area 40.08 Sq. Mtr. on Fourth Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Passage & Staircase

West : Open

South : Flat No. 16

North : Open & Colony Road

N | Flat No.14 adm. Carpet area 47.98 Sq. Mtrs. & Attach Open Balcony Area 4.50 Sq. Mtrs Total Adm. area 52.48 Sq. Mtr. on Fourth Floor in the building known as GAJSIDDHI APARTMENT Owned by Aasha Damu Pagare Alias Mrs. Aasha Ganesh Bhamare & Mr. Ganesh Pandurang Bhamare Agreement registered in the office of SRO Nashik - 7 at Sr. No. 4077 / 2021 on Dated : 05.05.2021 said Flat is bounded by its four sides as under :

East : Open

West : Passage & Staircase

- South : Flat No.15

- North : Open

O | Flat No.15 adm. area. 39.29 Sq. Mtr. Carpet & Attach Open Balcony Area 3.00 Sq. Mtrs Total Adm. area 42.29 Sq. Mtr. on Fourth Floor in the building known

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नसम-७
दस्तावेज (८५८४ / २०२१)
१० - ४४



as **GAJSIDDHI APARTMENT** Retained by Grantor & its four sides as under :

East : Open
West : Flat No.16
South : Open
North : Passage & Flat No.14

P] Flat No.16 adm. area. 37.69 Sq. Mtr. Carpet & Attach Terrace Area / Open Balcony Area 3.22 Sq. Mtrs
Total Adm. area 40.91 Sq. Mtr. on Fourth Floor in the building known as GAJSIDDHI APARTMENT Retained by Grantor & its four sides as under :

East : Passage & Flat No. 15
West : Open
South : Open
North : Flat No.13

V. The said Building is having approach main entrance of Building as per building plan having total Carpet area 678.17 Sq. Mtr (as per completion certificate) having common parking spaces on ground floor for the each Flat.

GENERAL COMMON AREA AND FACILITIES

1. The common staircase of building shall be used by the members of the family units of building in common, corridor or any other access available in the building which is reasonably required to be used for entering into any family units in said building.

नसं-७
दस्तावेज (८५८४ / १०२१)
९९ — ४४



2. The underground water tank, and overhead water tank constructed on the roof of the building for supply of water is common for all units in the said building and drainage system thereof along with all fittings of drainage and plumbing thereof.

3. Common plumbing network through out the said building

4. Common electric meter and lights thereof fitted in the common staircase portion

5. The water Connection from Municipal Corporation mainline up to the building

6. The foundation and main walls, columns, girders beams of the building as described in the said plan attached hereto.

7. The common parking area available on ground Floor of the building for all unit holders.

8. The foundation and main walls, columns, girders beams of the building as described in the plan attached hereto.

RESTRICTED AREAS AND FACILITIES

Common Plumbing network, underground water tank. Soak pits, drainage 20 toilet outlets out side the building electric meter boards and wiring for the use of all the family unit holders, foundation and main walls columns girders beams of the building are the restricted areas and facilities which are established for common benefit of all members, and which are to be used with due care and caution so as to avoid problems for its proper functioning.

No Units holder is allowed to alter or remove the foundations, main walls columns, girders and beams of the

...12...

नस-७

कत.क्र. २५८४ / २०२१)

१२ — ४४



said building, otherwise it will be harmful to the entire structure of the building and necessary legal action shall be taken against such unit holder.

The terrace on the top of the building shall be used by the member of family units of building in common.

The apartments and the percentage of undivided interest in the common areas and facilities appertaining to apartment are not encumbered in any manner whatsoever on date of this declaration.

The Administration of GAJSIDDHI APARTMENT condominium consisting as aforesaid of the Building and parcel of land described in above paragraphs of this Declaration shall be in accordance with the provision 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.

That as appears above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act.1970, so that the family units may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to the common areas and facilities of the building with each apartment owner having exclusive and particular right, title and interest over his respective unit and in addition, specified undivided interest in the common areas and facilities and restricted common areas and facilities. That so long as grantors own one or more of apartment units, grantors shall be subject to the provision of this deed and the Exh. A and B attached hereto, and the grantors covenants to take no action which shall adversely affect the rights of the association of Apartment Owners with respect to assurances

...13...

नसन-७

दस्तावेज (८५८४ / २०२१)

१३ — ४४



against latent defects in the building or other rights assigned to the Association by reason of the establishment of the Condominium. That the general and / or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division hereof.

That the percentage of the undivided interest, general and restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment units holders expressed in the amendment to this deed, duly registered.

That the undivided interest in the general and restricted common areas and facilities shall not be separated from the conveyed or encumbered even through such interest is not expressly mentioned or described in the conveyance or any other instrument.

VI. That each Apartment unit owners shall comply with the provisions of this deed, bye - laws decisions and resolutions of the Association of apartment unit owners which is representative and failure to comply with any such provision, decision or resolution shall for an action to recover the sums due for damages or for injunction relief.

That the dedications of the property to the plan of apartment unit ownership, if any of the apartment unit-owners and mortgages of all the mortgages covering the units unanimously agreed. Revocation or amendment or removal ; or the property from the plan by-duly registered.

VII. That no apartment owner of a family unit may unit-owner of the apartment unit may exempt himself from the liability for the construction towards the common expenses by waiver and restricted common areas and facilities or by abundant of his apartment unit.

नस-१७
दस्तावेज (८५८४ / २०२१)
१४ - ४४



All sums assess by the Association, but unpaid for share of the common expenses chargeable on such apartment unit prior to all other charges except only charge, if any, on the apartment unit for payment of Govt. of Municipal Taxes both, and all sums unpaid on the first mortgage of the apartment.

That all the present of future owners, future tenants of any other person that might use the facilities of the building in any manner, are subject to the provision of this deed and that the mere acquisition or rental or any of the apartment in the building of more act of occupancy of any of such units shall signify that the provision of this deed are accepted and ratified. The respective apartment unit shall not be tented or given in leave and license or on care taken basis by apartment unit owner thereof for transient of purpose, which shall be denied as -

(a) Rental compensation or compensation for any period less than 30 days.

(b) Any rental or if any occupants of the apartment unit and provided customary hotel or boarding or lodging or paying guest services other than forgiving owners of the lease such unit or give it on leave license or caretaker basis, provided that the said lease or leave and license or care takers basis is made subject to the covenants and restrictions contained in this declaration and further subject to the bye - laws in exh. B attached hereto.

That if the property, subject to the plan of apartment ownership is totally or substantially deemed to be damaged or destroyed the repairs, reconstruction or deposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

...15...

नसन-७	
दस्ता क्र. (८५८४)	(२०२२)
१७	— ४६



VIII. That whereas apartment unit is sold by a mortgage in exercise of his powers of sale under an English mortgage against the owner of such apartment unit, then neither the mortgage nor the purchaser who derives title to the apartment unit at such sale, or his successor or assigns shall be liable for assessment by the Association which become due prior to the acquisition of title by such acquirer, it being understood, however that the above shall not be constructed to prevent the association of apartment owner from fillings and claiming the charge for such assessment and enforce the same as provided by law and about such a charge shall be sub - ordinate to such mortgage.

IX. That in a voluntary conveyance of an agreement units, the grantee of the unit shall be jointly and severally liable with the grantors for all unpaid assessment by the Association of apartment owners against the later for his share in the common expenses up to the time of grant of conveyance without prejudice to the right of the grantee to recover from the grantors the amount paid by the grantees therefore shall be entitled to a statement from the manager or Board of Managers Association as the case may be setting forth the amount of the unpaid assessment against the grantors, due to the association and such grantee shall not be liable for, nor shall the apartment unit conveyed be subject to the charge for any unpaid assessments made by the Association of apartment owners against the grantors in excess of the amounts therein set forth.

X. That the Manager or the Board of Managers of the Association shall obtain and continue in effect blanket property insurance in the form and amounts satisfactory to the mortgage holding the first mortgage covering the apartment unit, but without prejudicial to the right of the

...16...

नसम-७

दस्तावेज (८५८४ / २०२१)

१६ - ४४



ownership of the apartment unit to obtain individual apartment unit insurance. the manager or board Managers of the coverage That the insurance premium for any blanket insurance covered shall be common expenses to be paid by the monthly assessment, and such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premier become due.

XI. That the right and interest of each owner of the units in the general areas and facilities mentioned above & common expenses for the same as well as proportionate representation for voting purpose in the meeting of the Associating of the Apartment unit owner in **GAJSIDDHI APARTMENT** condominium is equal based on the all family units, and each owner have proportionate ownership right over the said plot on which the said Scheme has been constructed.

The table of the areas and the percentage of voting rights is given here under :-

RESIDENTIAL:-

Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
01	Grantor	40.08	5.71
02	Mr. Bharat Vitthal Raut & Arcahna Dinkar Bahiram Alias Mrs. Arcahan Bharat Raut	52.48	7.47
03	Mr. Pravin Aanada Jadhav Mrs. Bhagyashree Pravin Jadhav	42.29	6.01

...17...

नसन-७
सक्र. 1968 (2029)
90 — 86



Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
04	Grantor	40.91	5.81
05	Grantor	40.08	5.71
06	Mr. Dilip Jagan Raut Mrs.Hema Dilip Raut	52.48	7.47
07	Grantor	42.29	6.01
08	Grantor	40.91	5.81
09	Grantor	40.08	5.71
10	Mr.Madhukar Parashram Choudhari Mrs.Savita Madhukar Choudhari	52.48	7.47
11	Grantor	42.29	6.01
12	Grantor	40.91	5.81
13	Grantor	40.08	5.71
14	Aasha Damu Pagare Alies Mrs.Aasha Ganesh Bhamare	52.48	7.47
15	Grantor	42.29	6.01
16	Grantor	40.91	5.81
	Total	703.04	100

THE SCHEDULE OF THE LANDED PROPERTY OF THE GAJSIDDHI APARTMENT :-

...18...

नसः-७

दस्तावेज (2428 / 2021)

१८ - ४४



All that piece and parcel of the land bearing Plot No. 1 / 2 Adm. Area 4 R 27.19 Sq. Mtr Out Of S. No. 413 / 1B / 3 situated at Village Makhamalabad Tal. & Dist. Nashik, within the limits of registration and Sub - registration District Nashik, within the limits of Makhamalabad Municipal Corporation said land is bounded as follows :

East : S. No. 413/2/2

West : S. No. 413/1B/3 plot No. 3

South : S. No. 413/B/1

North : Colony Road

IN WITNESS WHEREOF the grantors hereto set their respective hands on the day of October in the year 2021.

वामन सुशैल वामजा

SIGNED SEALED & Delivered by
The within named Grantor
Mr. Suresh Vallabbhbai Vamja
GRANTOR



WITNESS :-

1) Potabk

शेखी काशिनाथ काकडे.

2) A. N. Bairagi

अविनाश लक्ष्मण चौरागी

नसम-७
दस्तावेज (८५४/२०२१)
१९ — ४४

**EXHIBIT - B****BYE-LAWS OF THE BUILDING GAJSIDHHI APARTMENT CONDOMINIUM.****CHAPTER -1****1. SHORT TITLE & APPLICATION :-**

A) These bye laws may be called the bye - laws of The **GAJSIDHHI APARTMENT CONDOMINIUM.**

B) The provision of these by - laws apply to the **GAJSIDHHI APARTMENT CONDOMINIUM.** All the present and future owners, tenements, and 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 the bye - laws.

The more acquisition of taking on license or any of the family units (hereinafter referred to as units) of the building or more act of occupancy of any of the said units will signify that bye laws are accepted, ratified and will be complied with.

DEFINATIONS :-

(A) In these bye - laws, unless the context require so otherwise.

(B) ACT means the Maharashtra Apartment Ownership Act, 1970

(C) Association means Association of all the Apartment owners constituted by such owners for the purpose of **GAJSIDHHI APARTMENT CONDOMINIUM.**

संगळवार, 12 ऑक्टोबर 2021 11:03 स.पू.

दस्त गोषवारा भाग-1

नसन7 83-88

दस्त क्रमांक: 8584/2021

दस्त क्रमांक: नसन7 /8584/2021

बाजार मुल्य: रु. 00/-

सोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 100/-

डु. नि. सह. डु. नि. नसन7 यांचे कार्यालयात

पावती: 9375

पावती दिनांक: 12/10/2021

व. क्र. 8584 वर दि. 12-10-2021

सादरकरणाचे नाव: श्री. सुरेश वल्लभभाई वामजा

रोजी 11:02 स.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 1000.00

दस्त हजर करणाऱ्याची सही:

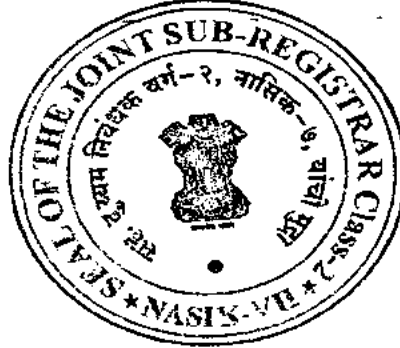
Joint S.R. Nashik-7
सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

Joint S.R. Nashik-7
सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

मुद्रांक शुल्क: प्रतिज्ञालेख

शिका क्र. 1 12/10/2021 11:02:30 AM ची वेळ: (सादरीकरण)

शिका क्र. 2 12/10/2021 11:03:22 AM ची वेळ: (फी)



दस्त मोपबारा नाव-2

नसल 88-88

दस्त क्रमांक: 8584/2021

10/2021 11:32:36 AM

क्रमांक : नसल 7/8584/2021

प्रकार :- मोपनापत्र

पक्षकाराचे नाव व पत्ता

नाव: श्री. सुरेश बल्लभभाई वामजा

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. बव : 47

रा. 4, साई पॅलेस अपार्टमेंट, बंबव लिंक रोड, महाजन नगर,

नाशिक, महाराष्ट्र, नाशिक-40

पॅन नंबर: AEXPV5407K

पक्षकाराचा प्रकार

सिद्ध देणार

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकथित मोपनापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र. 3 ची वेळ: 12/10/2021 11:31:43 AM

ओळख:-

तदर इतम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणार-यांना व्यक्तीत: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अॅड जगदिश पोपट काजळे

वय: 40

पत्ता: पत्ता 2 बिझनेस पार्क हटिस बांगल चुंगल शेजारी पायडी फाटा नाशिक

पिन कोड: 422009

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र. 4 ची वेळ: 12/10/2021 11:32:22 AM

शिक्का क्र. 5 ची वेळ: 12/10/2021 11:32:30 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Nashik-7

सह. दुय्यम निबंधक वर्ग-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	Suresh Vallabhbbhai Vamja	eChallan	02300042021101153615	MH007381239202122E	100.00	SD	0003492941202122	12/10/2021
2	Suresh Vallabhbbhai Vamja	eChallan		MH007381239202122E	100	RF	0003492941202122	12/10/2021
3		DHC		1110202113934	900	RF	1110202113934D	12/10/2021

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

8584/2021

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प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण ४४... पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
८५८४... वर नोंदला.
दिनांक १२ माहे १० सन २०२१

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.



नाशिक महानगरपालिका, नाशिक

इमारत वापर करणे दाखला

No. 27724

(पूर्ण/भागशः)

जाचक क्र./नविधि/शी 2/20636/2029

दिनांक : ०६/०८/२०२९

श्री./श्रीमती सुरेशा वल्लभदास वामजा

प्रकल्पाचे ठिकाण व पत्ता : स्वामी विवेकानंद नगर मध्यम नगराबाद पंचवटी नाशिक

संदर्भ : आपला दिनांक ०४/०५/२०२९ चा अर्ज क्रमांक शी 2/ओसी/७६

महोदय,

दाखला देण्यात येतो की, मध्यम नगराबाद शिवारतील/सि.स.नं., स.नं. ४९३/९ब/३

प्लॉट नं. १+२ अं.मू. क्र. मधील इमारतीच्या लव्हा + चार मजले फक्त

मजल्याचे इकडील बांधकाम परवानगी क्र. डी.सी.अ. १५७८/२०१९ दिनांक २९/०८/२०१९ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. अनंदाक जामिदास् रजिस्ट्रेशन क्र. ९३४९९९

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

१) एकूण बांधकाम क्षेत्र ६७८.९७ चौ.मी. या पैकी निवासी निवासेतर चौ.मी.

२) एकूण चटई क्षेत्र ६४६.२८ चौ.मी. या पैकी निवासी निवासेतर चौ.मी.

३) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी कारणाकारिताच करता येईल.

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

५) एकूण प्लॉट / घरपट्टी इंडेक्स नं. ३९९०३९६२.

६) अधिसूचना विभागाचा अंतिम दाखला क्रमांक

७) नियंत्रण विभागाचा नाहरकत दाखला क्रमांक

८) एम.सी.आ.आ.आ. करणेकामी संबंधित विभागात संपर्क साधावा.

९) याचक देई २ रु. ५९००/- + बांधकाम सुदतवाट २ रु. ९४५०/- या क्र.

१०) दि. १२/०८/२०२९ अन्वये भरलेली आहे.

कार्यकारी अधिकारी
नगर नियोजन विभाग
नाशिक महानगरपालिका