

539/7718

Monday, July 08, 2024

11:19 AM

पावती

Original/Duplicate

नौदमी क्र. : 39M

Regn. : 39M

पावती क्र. : 9141 दिनांक: 08/07/2024

गावाचे नाव: नाशिक शहर - ३

दस्तऐवजाचा अनुक्रमांक: नसम7-7718-2024

दस्तऐवजाचा प्रकार : प्रौढणापत्र

सादर करणाऱ्याचे नाव: विराज इन्स्टिट्यूट प्रा. लि. तर्फे डायरेक्टर करण राजेंद्र शाह यांचे वि. मु. मौलिक चंद्रशेखर शाह

नौदमी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1360.00

पुढाची संख्या: 68

एकूण:

रु. 1460.00

आपणास मूळ दस्त, धबनेल प्रिंट, मूवी-२ अदावे

11:38 AM ह्या वेळेस मिळेल.

John S. R. Nashik-7

बान्नार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक मूल्य : रु. 500/-

(एस. के. दहंगे)

साह. दुय्यम निबंधक वर्ग-२
नाशिक - ३.

1) देयकाचा प्रकार: DMC रक्कम: रु. 1360/-

डिडी/धनादेश/चे ऑर्डर क्रमांक: 0724086902891 दिनांक: 08/07/2024

बँकेचे नाव व पत्ता:

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

डिडी/धनादेश/चे ऑर्डर क्रमांक: MH004860474202425P दिनांक: 08/07/2024

बँकेचे नाव व पत्ता:

मुळदस्ता परत



सूची क्र.2

पुण्यास संबंधित : राहू बु.नि. नाशिक 7

08/07/2024

दस्ता क्रमांक : 7718/2024

नोंदणी :

Regn.63m

राज्याचे नाव : नाशिक शहर - 3

(1)विशेषाचा प्रकार	धोषधायक
(2)मौजदला	0
(3) बाजारबाध(बाधेपट्ट्याच्या बाबतिलपट्टाकार जाकारची देदी की पट्टेकार ते समुद करावे)	1
(4) धु-नाशन,पोटहिना व परजमांक(असल्यास)	1) पानिकेचे नाव:नाशिक ब.न.रा. इतर वर्गन . इतर माहिती: पुढरी किल्ला नाशिक पोस्ट पुढरी ठाणुभा नाशिक पैकी नाशिक महानगर पाकिता हरीलीन बीजे नाशिक शिवराजीन सर्वे नं 648/ब2 घासी पावनल प्लॉट नं 311 व 311ब रांगी क्षेत्र 7500.00 चौ मी पैकी 4000.00 चौ मी मधील अर्दे रीनरीचे क्षेत्र 800.00 चौ मी व ही पी रोडचे क्षेत्र 226.18 चौ मी बजा जासा उर्वरित 2973.82 चौ मी क्षेत्रावर बांधलेल्या निवाोन रमिडेन्सी या इमारतीचे धोषधायक.((Survey Number : 648/ब 2 ;))
(5) क्षेत्रफल	1) 2973.82 चौ.मीटर
(6)आकाराची किंवा जुडी देण्यात असेल तेव्हा.	
(7) इन्स्टीट्यूट करन देला-वा/किटून देवला-वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव:-विनाय इन्स्टीट्यूट प्रा. लि. तर्फे बायरेक्टर काय राजेंद्र राहू बांधे नि. पु. भौतिक नंअवेधर राहू बंध-33; पत्ता:-नॉट नं:-, गावा नं: बोधा मजला, इमारतीचे नाव: अर्धकर टॉवर, ब्लॉक नं: एम. बी. रोड, रोड नं: नाशिक, महाराष्ट्र, पोस्टाईड. पिन कोड:-422001 पॅन नं:-AAACM4414F
(8)इन्स्टीट्यूट करन देला-वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	
(9) दलालीकर करन दिव्याचा दिनांक	08/07/2024
(10)जल नोंदणी केल्याचा दिनांक	08/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	7718/2024
(12)बाजारबाधाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारबाधाप्रमाणे नोंदणी शुल्क	100
(14)वेग	

मुण्यांकनासाठी विधारात घेतलेला तपशील:- मुण्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणाचा तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क आकाराचा निवडलेला अनुच्छेद Affidavit

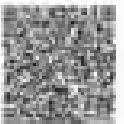
२२

सूची क्र. II
नोंदणी नसलेली ज्ञान प्रस
अहसल वरसुकम नवकल
सह दुराग नवधक वर्ग-ने
नाशिक-७.





CHALLAN
MTR Form Number-6



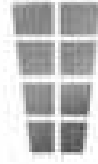
GRN	MH004860474202425P	BARCODE			Date	06/07/2024-11:04:04		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name NSK7 NASHIK 7 JOINT SUB REGISTRAR					Full Name		VIRAJ ESTATES PVT LTD THROUGH			
Location NASHIK							DIRECTOR KARAN RAJENDRA SHAH			
Year 2024-2025 One Time					Flat/Block No.		S NO 64MB/2 NASHIK NIRVAAN RESIDENCY			
Account Head Details				Amount In Rs.	Premises/Buidling		AREA-2973.62 SQ MTR F P NO-311 AND 311A			
0000048401 Stamp Duty				500.00	Road/Street		SHARANPUR ROAD NASHIK			
0000063301 Registration Fee				100.00	Area/Locality		NASHIK			
					Town/City/District					
					PIN		422001			
नसम-७ रज.क. (७७९१/२०२६) १-६५					Remarks (If Any)					
					SecondPartyName=VIRAJ ESTATES PVT LTD THROUGH DIRECTOR					
					KARAN RAJENDRA SHAH-					
Total				600.00	Amount In	Six Hundred Rupees Only				
					Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000503024070800852		6616033333856	
Cheque/DD No.					Bank Date	RBI Date	06/07/2024-11:05:33		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 9021349791
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याच चालन फीका दुरुवज निहाल कार्यालय मधील नोंदनाच्या दस्तऐवजी लागू आहे. - मधील न नोंदनाकरिता वाचनेली याच चालन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724058602891	Date 06/07/2024
Received from VIRAJ ESTATES PVT LTD THROUGH DIRECTOR KARAN RAJENDRA SHAH Vs VIRAJ ESTATES PVT LTD THROUGH DIRECTOR KARAN RAJENDRA SHAH, Mobile number 9021349791, an amount of Rs. 1360/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.	
Payment Details	
Bank Name WISMOPO	Date 06/07/2024
Bank CIN 100041320240708002753	REF No. 20368401
This is computer generated receipt, hence no signature is required.	

नसन-७
लस.क. (पु.प.) / २०२४
२ - ६५





VIRAJ ESTATES
BEYOND TRUST

नसम-७
दल क्र. ५०९५ (२०२४)
३ — ६५



SHREE
DEED OF DECLARATION UNDER
APARTMENT OWNERSHIP ACT
FORM - A

This Declaration under the Apartment Ownership Act made and executed on this _____th day of July in the year 2024 at NASHIK.

Viraj Estates Pvt. Ltd.

A Company Registered under Indian Companies Act, 1956

Having registered office at:

4th Floor, Abhyankar Towers,

Mahatma Gandhi Road, Nashik 422001

PAN: AAACM4414F

Through its director

Mr. Karan Rajendra Shah

Age: 35 Years, Occupation: Farming & Business

PAN: BOKPS1257J

AADHAAR: 8713 4768 2914

R/o: Arihant Bungalow, New Pandit Colony,

Sharanpur Road, Nashik 422002

Hereinafter referred to as the **GRANTORS** [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said person, his heirs, legal representatives, executors, administrators] of the FIRST PART.

Do hereby state-

FIRST -

That the Grantor owns the following land, situated at Nashik, Tal. Dist. Nashik, which is described as follows -

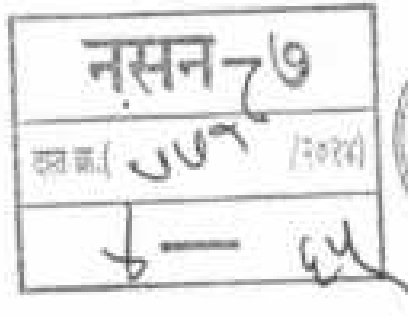
All that piece and parcel of N.A. land admeasuring 2973.82 sq. meters on southern side out of out of larger area of 4000.00 sq. meters from which 800.00 sq. meters is reserved for Art Gallery and 226.18 sq. meters for D.P. Road from S. No. 648/B/2 admeasuring 7500.00 sq. meters corresponding to F.P. No. 311 and 311A situated at Village Nashik, Tal and Dist Nashik within limits of Nashik Municipal Corporation and Urban Agglomeration Nashik. The said project area of 2973.82 sq. meters is bounded as:

East: Final Plot No. 262.

West: Art Gallery Building [F. P. No. 311 Part]

South: 12 meter wide road.

North: F.P. No. 311 Part.



WHEREAS a land admeasuring 4000.00 sq. meters from S. No. 648/B/2 more particularly situated at Nashik is owned and possessed by Grantor. Out of the said area of 4000.00 sq. meters an area of 800.00 sq. meters is reserved for Art Gallery and 226.18 sq. meters for D.P. Road and the said residential project is constructed on remaining 2973.82 sq. meters more particularly described in Schedule I.

AND WHEREAS the said land is purchased by Viraj Estate Pvt. Ltd. vide sale deed registered at Sr. No. 2662 dtd. 18.3.2016 from Jahidhussain Mohammedsaheb Khatib & 48 others at Sub Registrar Nashik - III.

AND WHEREAS as per issued by Tahasildar for fixing the Nazrana amount for S. No. 648 Part, S. No. 716 and S. No. 685/A numbered at Watary/KV/134/2015 dtd. 15.4.2015. The said nazrana has been paid and the land has been duly converted.

AND WHEREAS N.A. order for residential purpose for an area of 7500.00 sq. meters is issued by Collector numbered at Ma Sha/Kaksha/3/2/Ru Ka Aa/SP/145/2017 dtd. 6.10.2018.

AND WHEREAS name of Viraj Estates Pvt. Ltd. [previously Mahavir Land Developers], Anil Champalal Shah & Nilay Anil Shah was recorded for an area admeasuring 8279.25 sq. meters vide M.E. no. A954 on revenue record.

AND WHEREAS nazarana is paid for an area of 7500.00 sq. meters from S. No. 648 Part. Thus, S. No. 648 was subdivided in S. No. 648/B of 13776.00 sq. meters. Out of which Viraj Estates were recorded as owners of 1575.00 sq. meters and 4779.25 sq. meters, Anil Champalal Shah & 1 another 3500.00 sq. meters. After subdivision S. No. 648/B/1 of 6276.00 sq. meters was recorded in name of Khatib Family and 1575.00 sq. meters in name of Viraj Estates Pvt. Ltd., 779.25 sq. meters in name of Viraj Estates and S. No. 648/B/2 of 7500.00 sq. meters, out of which 4000.00 sq. meters in name of Viraj Estates Pvt. Ltd. and 3500.00 sq. meters in name of Anil Champalal Shah & 1 another and effect of the same is recorded vide M.E. no. 300444.

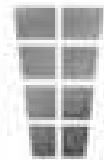
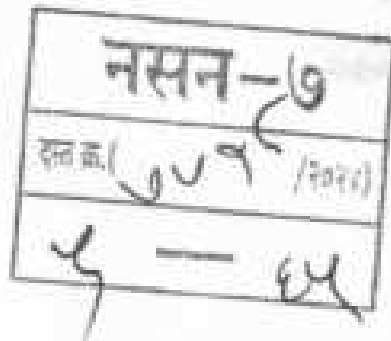
AND WHEREAS Nashik Municipal Corporation has acquired an area of 1026.18 sq. meters [800.00 sq. meters for Art Gallery & Museum and 226.18 sq. meters for D.P. road] and the effect of the same was recorded on revenue record vide M.E. No. 305894.

AND WHEREAS Viraj Estates Pvt. Ltd. i.e. Grantor herein has purchased TDR as follows:

TDR of 332.50 sq. meters from S. No. 29/2 [P] of Deolali corresponding to DRC No. 750/A vide sale deed executed by Shree Yashashree Constructions Pvt. Ltd. in favor of Viraj Estates Pvt. Ltd. registered at sr. no. 2797 dtd. 5.6.2018 at Nashik Sub Registrar - 7.

TDR of 23.53 sq. meters from S. No. 29/2 [P] of Deolali corresponding to DRC No. 750/A vide sale deed executed by M/s Sanklecha Construction Partnership Firm in favor of Viraj Estates Pvt. Ltd. registered at sr. no. 6295 dtd. 19.9.2017 at Nashik Sub Registrar - 3.

TDR of 497.05 sq. meters from Gat No. 1729/1 Part of Adgaon corresponding to DRC No. 801 vide sale deed executed by Mr. Viraj Vilas Shah in favor of Viraj Estates Pvt. Ltd. consented by Mr. Shreyas Lalit Sakhalia registered at sr. no. 7271 dtd. 08.08.2019 at Nashik Sub Registrar - 4.



VIRAJ ESTATES
BEYOND TRUST

TDR of 121.54 sq. meters from Gat No. 1729/1 Part of Adgaon corresponding to DRC No. 800 vide sale deed executed by Mr. Karan Rajendra Shah in favor of Viraj Estates Pvt. Ltd. registered at sr. no. 7272 dtd. 08.08.2019 at Nashik Sub Registrar - 4.

TDR of 821.25 sq. meters from Gat No. 2008/A/1/1 and Gat No. 2008/A/1/2 of Adgaon corresponding to DRC No. 825 vide sale deed executed by Mr. Dinesh Kanhaiyalal Manwani & Mr. Vinod Kanhaiyalal Manwani in favor of Viraj Estates Pvt. Ltd. consented by Mr. Vilas Rasiklal Shah registered at sr. no. 7320 dtd. 09.08.2019 at Nashik Sub Registrar-4.

TDR of 12647.50 sq. meters from Gat No. 2008/A/1/1 and Gat No. 2008/A/1/2 of Adgaon corresponding to DRC No. 825 vide sale deed executed by Mr. Vilas Rasiklal Shah in favor of Viraj Estates Pvt. Ltd. consented by Mr. Dinesh Kanhaiyalal Manwani & Mr. Vinod Kanhaiyalal Manwani registered at sr.no. 7156 dtd. 03.08.2019 at Nashik Sub Registrar-4.

TDR of 22.40 sq. meters from DRC No. 851C and 326.00 sq. meters from DRC No. 851D corresponding to TDR from S. No. 337/1/1/1 to 17, S. No. 337/1/1/14 and S. No. 337/1/1/5 vide sale deed executed by Mr. Yogesh Kisan Vidhate & 6 others through GPA Mr. Ritesh Dharampal Hanswani in favor of M/s Viraj Estates Pvt. Ltd. consented by TDR Corporation Partnership registered at sr. no. 5374 dtd. 13.08.2019 at Nashik Sub Registrar-3.

TDR of 921.88 sq. meters from DRC No. 851M corresponding to TDR from S. No. 337/1/1/1 to 17 vide sale deed executed by Smt. Indubal Janardan Vidhate & 5 others through GPA Mr. Ritesh Dharampal Hanswani in favor of M/s Viraj Estates Pvt. Ltd. consented by TDR Corporation Partnership registered at sr. no. 5375 dtd. 13.08.2019 at Nashik Sub Registrar-3.

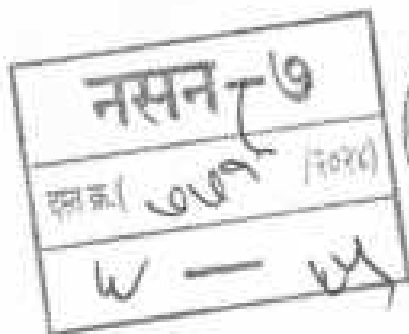
TDR of 107.84 sq. meters from DRC No. 851E and 196.46 sq. meters from DRC No. 851H corresponding to TDR from S. No. 337/1/1/1 to 17, S. No. 337/1/1/6 and S. No. 337/1/1/9 vide sale deed executed by Mrs. Meera Fakirao Bankar & 7 others through GPA Mr. Ritesh Dharampal Hanswani in favor of M/s Viraj Estates Pvt. Ltd. consented by TDR Corporation Partnership registered at sr. no. 5376 dtd. 13.08.2019 at Nashik Sub Registrar-3.

SECOND -

AND WHEREAS Viraj Estates Pvt. Ltd. i.e. Grantor herein wanted to develop the property described in Schedule I by constructing a building for Residential, Art Gallery & Museum [Building Permission under A. R. [Accommodation Reservation]]. Thus, they have decided to construct a building under the name and style of **Nirvaan Residency** for Residential, Art Gallery & Museum [Building permission under A. R. Accommodation Reservation]] purpose. The Grantor had appointed Architect Mr. Ajay Sonar & Mahimtura Consultants as structural engineers. In the said building as per revised plans there are Parking + Podium + 16 floors on Northern side and 17 floors on Southern side and 18th floor as Terrace on southern side as per the completion plan subsequently issued by Nashik Municipal Corporation.

AND WHEREAS as per the said approved plans, 15th Floor on both sides is a floor designated for common Amenities in the project area further elaborated in Annexure 'C'.

AND WHEREAS Building permission was issued by Nashik Municipal Corporation for residential + art gallery + museum purpose [building permission under AR



[Accommodation Reservation] numbered at LND/BP/A1/69/2019 dtd. 21.8.2019. In paragraph no. 39 to 49 TDR area is mentioned from DRC No. 825, 825 dtd. 12.4.2019, 800 dtd. 25.1.2019, 801 dtd. 25.1.2019, 750/A, 750/A dtd. 11.4.2017, 851/E dtd. 13.6.2019, 851/H dtd. 13.6.2019, 851/M dtd. 13.6.219, 851/C dtd. 13.6.2019, 851/D dtd. 13.6.2019,

AND WHEREAS the said plan was revised and a revised building permission was issued by Nashik Municipal Corporation for residential + art gallery + museum purpose [building permission under AR [Accommodation Reservation] numbered at LND/BP/A1/BP/06/2020 dtd. 21.5.2020. In paragraph no. 39 to 49 TDR area is mentioned from DRC No. 825, 825 dtd. 12.4.2019, 800 dtd. 25.1.2019, 801 dtd. 25.1.2019, 750/A, 750/A dtd. 11.4.2017, 851/E dtd. 13.6.2019, 851/H dtd. 13.6.2019, 851/M dtd. 13.6.219, 851/C dtd. 13.6.2019, 851/D dtd. 13.6.2019.

AND WHEREAS the said plan was revised and a revised building permission was issued by Nashik Municipal Corporation for residential + art gallery + museum purpose [building permission under AR [Accommodation Reservation] numbered at LND/BP/A1/18/2021 dtd. 31.5.2021. In paragraph no. 39 to 49 TDR area is mentioned from DRC No. 825, 825 dtd. 12.4.2019, 800 dtd. 25.1.2019, 801 dtd. 25.1.2019, 750/A, 750/A dtd. 11.4.2017, 851/E dtd. 13.6.2019, 851/H dtd. 13.6.2019, 851/M dtd. 13.6.219, 851/C dtd. 13.6.2019, 851/D dtd. 13.6.2019.

AND WHEREAS registration of project under Real Estate [Regulation & Development] Act, 2016 has been done and registration number P51600022659 had been granted to the present project on 10.10.2019.

AND WHEREAS as per the said approved plan the Grantor herein has completed construction of a building. There are 70 flats all together with 16 floors on Northern side having 42 flats and 17 floors on Southern side having 28 flats along with 15th floor on both sides as an Amenity floor for all the residents and 18th floor on southern side to be utilized as terrace as per the completion plan subsequently issued by Nashik Municipal Corporation.

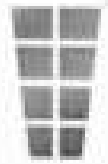
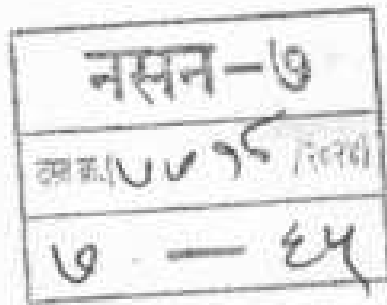
AND WHEREAS Completion Certificate is issued by Nashik Municipal Corporation numbered at Javak Kra/Nanivi/A1/33411 dtd. 27/06/2024.

AND WHEREAS upon execution of this deed of declaration of apartment, the land and the constructed premises under the name and style of NIRVAAN RESIDENCY APARTMENT shall be the property belonging to respective apartment owners pursuant to their share therein as described in schedules below.

AND WHEREAS the Grantor has constructed Parking + Podium + 16 floors on Northern side having 42 flats and 17 floors on Southern side having 28 flats and 18th floor as Terrace as per the completion plan subsequently issued by Nashik Municipal Corporation..

THIRD -

That the construction upon the property described hereinabove is Parking + Podium + 16 floors on Northern side having 42 flats and 17 floors on Southern side having 28 flats and 18th floor as Terrace as per the completion plan subsequently issued by Nashik Municipal Corporation..



VIRAJ ESTATES
BEYOND TRUST

Each unit holder has independent entrance and exit to their flat/ unit and also exit to common area and facility of the building. The Apartments are already sold to the individual purchaser, already the agreement of sale is executed in favour of the purchaser, each purchaser will get the rights with respect to the said property as per their agreement and also the rights mentioned in this deed along with the proportionate share in the land. The unit holders will also get undivided interest in the general and restricted common areas and facilities in the common areas listed in this deed for their enjoyment and herein after referred to General and Restricted areas and facilities, all of the above in accordance with Maharashtra Apartment Ownership Act 1970.

That the Common Parking Area and passages of the building shall be used by the all unit holders in common. Details of the parking allocated to the various premises are specified at the parking map attached at Exhibit B.

Terrace, marginal space, open spaces, staircase, verandas, corridor, will be the common property of all the unit holders.

FOURTH -

That the aforesaid building has an area of 12050.31 Sq. Mtrs. carpet comprising of 70 (Seventy) residential premises in total.

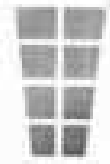
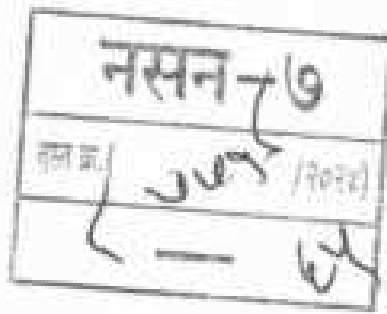
FIFTH -

That this Condominium shall be known as NIRVAAN RESIDENCY APARTMENT and that the units and common areas and facilities of the building will be as follows:-

On Residential units are numbered consecutively 101, 102, 103, 104, 105, 201, 202, 203, 301, 302, 303, 304, 305, 401, 402, 403, 404, 405, 501, 502, 503, 504, 505, 601, 602, 603, 604, 605, 701, 702, 703, 704, 705, 801, 802, 803, 804, 805, 901, 902, 903, 904, 905, 1001, 1002, 1003, 1004, 1005, 1101, 1102, 1103, 1104, 1105, 1201, 1202, 1203, 1204, 1205, 1301, 1302, 1303, 1304, 1401, 1402, 1403, 1404, 1601, 1602, 1603, 1604. The residential units are described herein below. The names of the purchasers to whom the said units are allotted are mentioned in the Annexure-A and Annexure - B as mentioned below.

That each of the unit holder in the building has voting right in the percentage as specifically shown in a separate sheet attached to this Declaration of Apartment as Annexure - A.

So also each of the unit holder has right in the land in the percentage as specifically shown in a separate sheet attached to this Declaration of Apartment as Annexure-B.



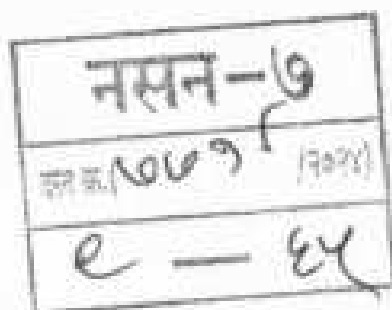
RAJ ESTATES
BEYOND TRUST

RESIDENTIAL UNITS ON FIRST FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
101	NORTH	108.36	20.20	Flat No. 102	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
102	NORTH	101.71	13.94	Flat No. 103	Flat No. 101	Lift, Lobby & Staircase	Open to Sky, Side Margin
103	NORTH	107.27	16.00	Open to Sky, Side Margin	Flat No. 102	Lift, Lobby & Staircase	Open to Sky, Side Margin
104	SOUTH	312.29	190.98	Open to Sky, Side Margin	Flat No. 105	Open to Sky, Side Margin	Lift, Lobby & Staircase
105	SOUTH	324.36	185.75	Flat No. 104	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

RESIDENTIAL UNITS ON SECOND FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
201	NORTH	108.22	15.48	Flat No. 202	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
202	NORTH	101.91	18.44	Flat No. 203	Flat No. 201	Lift, Lobby & Staircase	Open to Sky, Side Margin
203	NORTH	107.32	20.29	Open to Sky, Side Margin	Flat No. 202	Lift, Lobby & Staircase	Open to Sky, Side Margin



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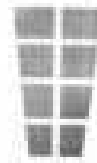
RESIDENTIAL UNITS ON THIRD FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
301	NORTH	108.36	20.20	Flat No. 302	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
302	NORTH	101.71	13.94	Flat No. 303	Flat No. 301	Lift, Lobby & Staircase	Open to Sky, Side Margin
303	NORTH	107.27	16.00	Open to Sky, Side Margin	Flat No. 302	Lift, Lobby & Staircase	Open to Sky, Side Margin
304	SOUTH	155.50	63.77	Open to Sky, Side Margin	Flat No. 305	Open to Sky, Side Margin	Lift, Lobby & Staircase
305	SOUTH	163.92	66.85	Flat No. 304	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

RESIDENTIAL UNITS ON FOURTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
401	NORTH	108.22	15.48	Flat No. 402	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
402	NORTH	101.91	18.44	Flat No. 403	Flat No. 301	Lift, Lobby & Staircase	Open to Sky, Side Margin
403	NORTH	107.32	20.29	Open to Sky, Side Margin	Flat No. 302	Lift, Lobby & Staircase	Open to Sky, Side Margin
404	SOUTH	155.50	31.31	Open to Sky, Side Margin	Flat No. 305	Open to Sky, Side Margin	Lift, Lobby & Staircase
405	SOUTH	163.92	33.87	Flat No. 304	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

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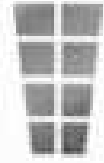
RESIDENTIAL UNITS ON FIFTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
501	NORTH	108.36	20.20	Flat No. 502	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
502	NORTH	101.71	13.94	Flat No. 503	Flat No. 501	Lift, Lobby & Staircase	Open to Sky, Side Margin
503	NORTH	107.27	16.00	Open to Sky, Side Margin	Flat No. 502	Lift, Lobby & Staircase	Open to Sky, Side Margin
504	SOUTH	158.89	61.01	Open to Sky, Side Margin	Flat No. 505	Open to Sky, Side Margin	Lift, Lobby & Staircase
505	SOUTH	163.88	66.00	Flat No. 504	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

RESIDENTIAL UNITS ON SIXTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
601	NORTH	108.22	15.48	Flat No. 602	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
602	NORTH	101.91	18.44	Flat No. 603	Flat No. 601	Lift, Lobby & Staircase	Open to Sky, Side Margin
603	NORTH	107.32	20.29	Open to Sky, Side Margin	Flat No. 602	Lift, Lobby & Staircase	Open to Sky, Side Margin
604	SOUTH	158.89	33.54	Open to Sky, Side Margin	Flat No. 605	Open to Sky, Side Margin	Lift, Lobby & Staircase
605	SOUTH	163.88	33.54	Flat No. 604	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

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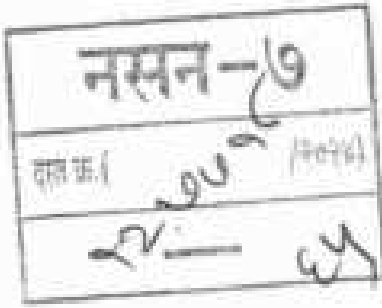
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RESIDENTIAL UNITS ON SEVENTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
701	NORTH	108.36	20.20	Flat No. 702	Flat No. 501	Lobby, Lift & Staircase	Open to Sky, Side Margin
702	NORTH	101.71	13.94	Flat No. 703	Flat No. 701	Lift, Lobby & Staircase	Open to Sky, Side Margin
703	NORTH	107.27	16.00	Open to Sky, Side Margin	Flat No. 702	Lift, Lobby & Staircase	Open to Sky, Side Margin
704	SOUTH	155.50	63.77	Open to Sky, Side Margin	Flat No. 705	Open to Sky, Side Margin	Lift, Lobby & Staircase
705	SOUTH	163.92	66.85	Flat No. 704	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

RESIDENTIAL UNITS ON EIGHTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
801	NORTH	108.22	15.48	Flat No. 802	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
802	NORTH	101.91	18.44	Flat No. 803	Flat No. 801	Lift, Lobby & Staircase	Open to Sky, Side Margin
803	NORTH	107.32	20.29	Open to Sky, Side Margin	Flat No. 802	Lift, Lobby & Staircase	Open to Sky, Side Margin
804	SOUTH	155.50	31.31	Open to Sky, Side Margin	Flat No. 805	Open to Sky, Side Margin	Lift, Lobby & Staircase
805	SOUTH	163.92	33.87	Flat No. 804	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

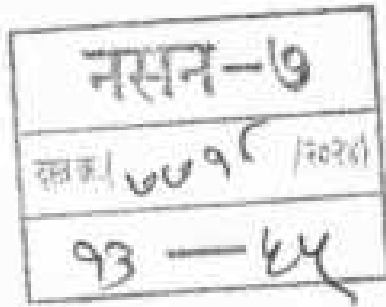


RESIDENTIAL UNITS ON NINETH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
901	NORTH	108.36	20.20	Flat No. 902	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
902	NORTH	101.71	13.94	Flat No. 903	Flat No. 901	Lift, Lobby & Staircase	Open to Sky, Side Margin
903	NORTH	107.27	16.00	Open to Sky, Side Margin	Flat No. 902	Flat No. 904, Lobby & Staircase	Open to Sky, Side Margin
904	SOUTH	158.89	61.01	Open to Sky, Side Margin	Flat No. 905	Open to Sky, Side Margin	Lift, Lobby & Staircase
905	SOUTH	163.88	66.00	Flat No. 904	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

RESIDENTIAL UNITS ON TENTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
1001	NORTH	108.22	15.48	Open to Sky, Side Margin	Flat No. 1002	Lift, Lobby & Staircase	Open to Sky, Side Margin
1002	NORTH	101.91	18.44	Flat No. 1003	Flat No. 1001	Lift, Lobby & Staircase	Open to Sky, Side Margin
1003	NORTH	107.32	20.29	Open to Sky, Side Margin	Flat No. 1002	Lift, Lobby & Staircase	Open to Sky, Side Margin
1004	SOUTH	158.89	33.54	Open to Sky, Side Margin	Flat No. 1005	Open to Sky, Side Margin	Lift, Lobby & Staircase
1005	SOUTH	163.88	33.54	Flat No. 1004	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase



RESIDENTIAL UNITS ON ELEVENTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
1101	NORTH	108.36	20.20	Flat No. 1102	Open to Sky, Side Margin	Passage & Lobby	Open to Sky, Side Margin
1102	NORTH	101.71	13.94	Flat No. 1103	Flat No. 1101	Lift, Lobby & Staircase	Open to Sky, Side Margin
1103	NORTH	107.27	16.00	Open to Sky, Side Margin	Flat No. 1102	Lift, Lobby & Staircase	Open to Sky, Side Margin
1104	SOUTH	155.50	63.77	Open to Sky, Side Margin	Lift, Lobby Staircase & Flat No. 1105	Open to Sky, Side Margin	Passage & Open to Sky
1105	SOUTH	163.92	66.85	Flat No. 1104	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

RESIDENTIAL UNITS ON TWELFTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
1201	NORTH	108.22	15.48	Flat No. 1202	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
1202	NORTH	101.91	18.44	Flat No. 1203	Flat No. 1201	Lift, Lobby & Staircase	Open to Sky, Side Margin
1203	NORTH	107.32	19.03	Flat No. 1202	Open to Sky, Side Margin	Passage & Open to Sky, Side Margin	Open to Sky, Side Margin
1204	SOUTH	155.50	31.31	Open to Sky, Side Margin	Flat No. 1205	Open to Sky, Side Margin	Lift, Lobby & Staircase
1205	SOUTH	159.49	33.87	Flat No. 1204	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

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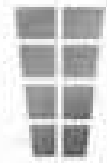
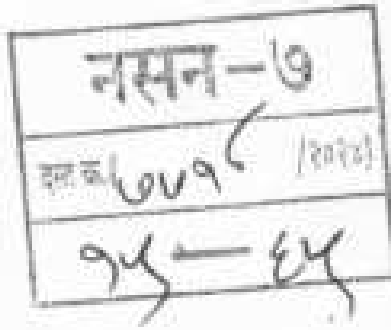


RESIDENTIAL UNITS ON THIRTEENTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
1301	NORTH	119.45	79.38	Flat No. 1302	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
1302	NORTH	117.89	104.22	Open to Sky, Side Margin	Flat No. 1301	Lift, Lobby & Staircase	Open to Sky, Side Margin
1303	SOUTH	158.89	61.01	Open to Sky, Side Margin	Flat No. 1304	Open to Sky, Side Margin	Lift, Lobby & Staircase
1304	SOUTH	163.88	66.00	Flat No. 1303	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

RESIDENTIAL UNITS ON FOURTEENTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
1401	NORTH	119.45	24.22	Flat No. 1402	Open to Sky, Side Margin	Passage & Lobby	Open to Sky, Side Margin
1402	NORTH	117.89	35.87	Open to Sky, Side Margin	Flat No. 1401	Lift, Lobby & Staircase	Open to Sky, Side Margin
1403	SOUTH	158.89	33.54	Open to Sky, Side Margin	Flat No. 1404	Open to Sky, Side Margin	Lift, Lobby & Staircase
1404	SOUTH	163.88	33.54	Flat No. 1403	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase



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EXTEND TRUST

RESIDENTIAL UNITS ON SIXTEENTH FLOOR

FLAT NO.	SIDE	CARPET AREA (Sq.Mtr.)	BALCONY + DOUBLE HEIGHT TERRACE AREA (Sq.Mtr.)	BOUNDARIES			
				East	West	South	North
1601	NORTH	119.45	24.22	Flat No. 1602	Open to Sky, Side Margin	Lift, Lobby & Staircase	Open to Sky, Side Margin
1602	NORTH	117.89	35.87	Open to Sky, Side Margin	Flat No. 1601	Lift, Lobby & Staircase	Open to Sky, Side Margin
1603	SOUTH	241.30	41.58	Open to Sky, Side Margin	Flat No. 1604	Open to Sky, Side Margin	Lift, Lobby & Staircase
1604	SOUTH	244.77	41.53	Flat No. 1603	Open to Sky, Side Margin	Open to Sky, Side Margin	Lift, Lobby & Staircase

2. COMMON AREAS AND FACILITES :-

- Parking of the building, the parcel of land described in paragraph First of this Deed.
- A stairway referred to in this Deed as shown on the plan, which leads from the parking floor to the roof of the building.
- Water Tank located on the roof of the building.
- Plumbing network throughout the building.
- Electric wiring network throughout the building.
- The foundation and main walls, columns, girder, beams and roofs of the building as described on the plan and shall form part of This Deed as Exhibit "A" herewith attached.
- Underground water tank fitted with electric open well pumping set to lift the water to overhead water tank for common use.
- Bore well provided on north side of the plot.
- Submersible semi mud dewatering pump to specifically dewater the basement water is provided on north east side of the plot.
- DG Set provided for the elevator.

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- k) 3 KONE Lifts for 8 persons is installed & 1 service lift provided.
- l) Auto water level is installed.
- m) There is a common passage for egress and ingress to each family unit which shall be utilized by the said family unit holders in common and that property will remain the property of the owners of all the premises.
- n) If there is any change in use by the said unit holders, and if there would have been any action by the concerned authorities by the change of use, then that will be the sole responsibility of that particular unit holder and the Grantors will not be held liable for such actions.

SIXTH -

[a] That the right, title and interest of the each owner of the units in the general common area and facilities listed and their proportionate share in the profits and common expenses in the said general common areas and facilities as well as the proportionate representation for voting purpose in the meeting of the Association of Apartment owners of the **NIRVAAN RESIDENCY APARTMENT** is based on the proportionate value of such family unit to the total value of all family units, as shown in a separate sheet attached herewith as Annexure-A.

[b] That the right, title and interest of each owner of the units in the general common area and facilities listed under sub para 2 of fifth and their proportionate share in the profits and common expenses in the said general common areas and facilities as well as the proportionate representation for voting purpose in the meeting of the Association of the Apartment owners of the **NIRVAAN RESIDENCY APARTMENT** is based on the proportionate value of such unit to the total value of all units, is shown in a separate sheet attached to the Declaration as Annexure- B.

[c] The proportionate representation for voting purpose provided in [a] and [b] hereof may be limited in accordance with the provisions of bye-laws attached hereto at Exhibit" C.

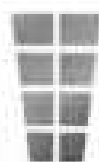
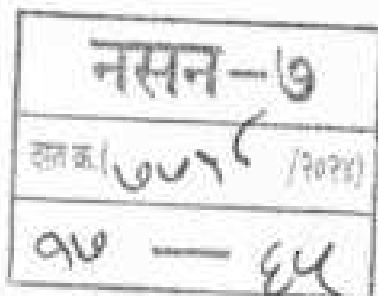
[d] Apartment/ Apartments and the percentage of undivided interest in the common areas and facilities pertaining to each apartment are not encumbered in any manner whatsoever on the date of this declaration.

SEVENTH -

That the administration of **NIRVAAN RESIDENCY APARTMENT** consisting as aforesaid of the building and parcel of land described in paragraphs First and Fifth of this deed shall be in accordance with the provisions of this Deed with the provisions of the bye-laws which are made a part of this deed and are attached hereto as Exhibit C.

EIGHTH -

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 units on the floors may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common area and facility



VIRAJ ESTATES
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of the building, each unit owner having an exclusive and particular right, title and interest over his/her respective unit and in common areas and facilities and/ or restricted common areas and facilities.

NINTH -

That for the purpose of stamp duty and registration fees to be imposed on the registration of this Deed in the Register of Declaration and Deeds of Apartment under section 13[S] the value of the **NIRVAAN RESIDENCY APARTMENT** is distributed as follows:-

Land and Building is valued on the basis of Sale of agreement executed in favour of purchaser.

TENTH -

That so long as the Grantor owns one or more of the units, the Grantor shall be subject to the provisions of this Deed and of the Exhibits A and B attached hereto and the Grantor covenants 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 the reasons of the establishment of **NIRVAAN RESIDENCY APARTMENT**.

ELEVENTH -

That the general and/ or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELTH -

That the percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendments to this Deed registered.

THIRTEENTH -

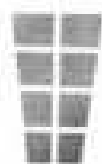
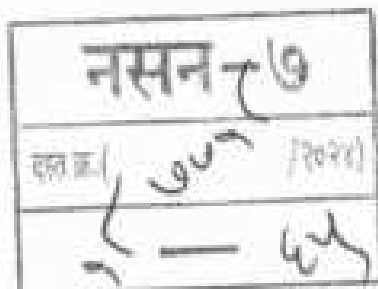
That the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

FOURTEENTH -

That each apartment owner shall comply with the provisions of this Deed, the by-laws, decisions and resolutions of the Association of Apartment Owners or its representatives, and failure to comply with any such provisions, decision or resolution, shall be grounds for an action to recover sums.

FIFTEENTH -

That the dedication of the property to the plan of Apartment Ownership herein shall not be removed or the property removed from the Plan of Apartment Ownership, or



VIRAJ ESTATES
SECOND TRUST

any of the provisions herein amended unless all of the apartment owners and the mortgagee 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 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 restricted 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 unit shall constitute a charge on such unit prior to all other charges except only [1] charge, if any, on the 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, or any other person that might use the facilities of the building in any manner, area subject to the provisions of this Deed and that the mere acquisition or rental of any of the unit of the building or the mere act of occupancy of any of the said unit shall signify that the provisions of this Deed are accepted and ratified. The units shall not be rented or given on leave and license or care-taker basis by the apartment owners thereof for transient or hotel purpose, 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 units are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the apartment owners of the respective units shall have the absolute right to lease such unit or give it on 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 C attached hereto.

NINETEENTH -

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

TWENTEETH -

That where a family unit is sold by a mortgage in exercise of his powers of sale under an English mortgage or by a Court in execution of a decree in a suit brought by a mortgagee 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 assessment by the association which became due prior to the acquisition 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 law, and that such charge shall be subordinate to such mortgage.

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५६ - ६५



TWENTY FIRST -

That in a voluntary conveyance of a unit the guarantee of the unit shall be jointly and severally liable with the Grantors for all unpaid assessments by the Association of Apartment Owners, against the latter for his share of the common express upto the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amounts paid by the Grantee therefore. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantors due to the Association and such granted shall not be liable for nor shall the unit conveyed be subject to a charge for any unpaid assessments made by the Association of Apartment Owners against the Grantors in excess of the amount therein set forth.

TWENTY SECOND -

That the Manager or Board or Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units but without prejudicial to the right of the owner of a family unit to obtain individual family unit insurance.

TWENTY THIRD -

That insurance premium for any blanket insurance's coverage shall be common expenses to be paid by monthly assessment levied by the Association of Apartment Owners; and that 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 premiums become due.

IN WITNESS WHEREOF the Grantors as aforesaid hereto set their hands on the day & date hereinabove mentioned.

**SIGNED, SEALED & DELIVERD
BY WITHIN NAMED GRANTORS**

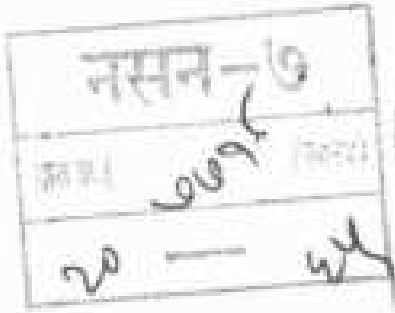


Viraj Estates Pvt. Ltd.
Through its Director
Mr. Karan Rajendra Shah

IN THE PRESENCE OF WITNESSES:-

1.
(JAYESH B. ISHAR)

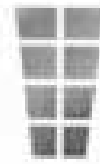
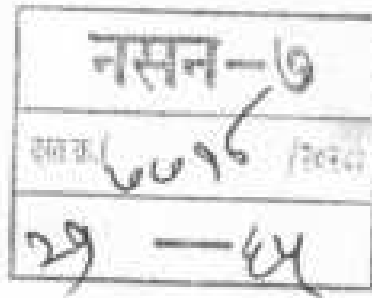
2.
(P. Y. VORA)



ANNEXURE - A

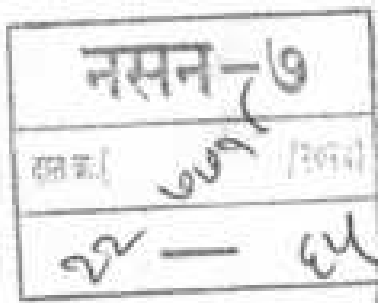
PERCENTAGE OF VOTING OF THE RESIDENTIAL PREMISE HOLDERS

Sr. No.	Flat No.	Carpet Area+ Balcony +Double Height Terrace (Sq.Mtr)	Parking Area Allotted	Name of Owner	Registration Details	Voting & Ownership %
1	101	128.56	Yes	Viraj Estates P. Ltd.	-----	1.07
2	102	115.65	Yes	Viraj Estates P. Ltd.	-----	0.96
3	103	123.27	Yes	Viraj Estates P. Ltd.	-----	1.02
4	104	503.27	Yes	Viraj Estates P. Ltd.	-----	4.18
5	105	510.10	Yes	Viraj Estates P. Ltd.	-----	4.23
6	201	123.70	Yes	Viraj Estates P. Ltd.	-----	1.03
7	202	120.35	Yes	Viraj Estates P. Ltd.	-----	1.00
8	203	127.61	Yes	Viraj Estates P. Ltd.	-----	1.06
9	301	128.56	Yes	Hiteshkumar T. Jain & Pooja H. Jain	NSN5-2964-2021 Dt. 01/03/2021	1.07
10	302	115.65	Yes	Viraj Estates P. Ltd.	-----	0.96
11	303	123.27	Yes	Viraj Estates P. Ltd.	-----	1.02
12	304	219.27	Yes	Viraj Estates P. Ltd.	-----	1.82
13	305	230.77	Yes	Viraj Estates P. Ltd.	-----	1.92
14	401	123.70	Yes	Harshit D. Bora & Sangeeta D. Bora	NSN5-7848-2021 Dt. 09/08/2021	1.03
15	402	120.35	Yes	Viraj Estates P. Ltd.	-----	1.00
16	403	127.61	Yes	Viraj Estates P. Ltd.	-----	1.06
17	404	186.81	Yes	Viraj Estates P. Ltd.	-----	1.55
18	405	197.79	Yes	Viraj Estates P. Ltd.	-----	1.64
19	501	128.56	Yes	Lalit T. Jain & Vinita L. Jain	NSN5-2963-2021 Dt. 01/03/2021	1.07
20	502	115.65	Yes	Amit Navin Vora	NSN5-3851-2021 Dt. 18/03/2021	0.96
21	503	123.27	Yes	Viraj Estates P. Ltd.	-----	1.02
22	504	219.90	Yes	Viraj Estates P. Ltd.	-----	1.82
23	505	229.88	Yes	Viraj Estates P. Ltd.	-----	1.91
24	601	123.70	Yes	Anjali Govind Keswani	NSN4-3963-2021 Dt. 23/03/2021	1.03
25	602	120.35	Yes	Shripal S. Shah & Mamta S. Shah	NSN7-2357-2023 Dt. 28/02/2023	1.00
26	603	127.61	Yes	Viraj Estates P. Ltd.	-----	1.06
27	604	192.43	Yes	Anjali Govind Keswani	NSN7-14206-2023 Dt. 08/12/2023	1.60
28	605	197.42	Yes	Viraj Estates P. Ltd.	-----	1.64
29	701	128.56	Yes	Vinesh M. Vora & Kalpana V. Vora	NSN5-4657-2021 Dt. 08/04/2021	1.07
30	702	115.65	Yes	Viraj Estates P. Ltd.	-----	0.96
31	703	123.27	Yes	Ina Umang Shah & Umang S. Shah	NSN1-9999-2021 Dt. 16/12/2021	1.02



VIRAJ ESTATES
RECORD TRUST

32	704	219.27	Yes	Manoj M. Ahuja	NSN5-4807-2021 Dt. 16/04/2021	1.82
33	705	230.77	Yes	Amit A. Agrawal & Pooja A. Agrawal	NSN4-20-2021 Dt. 01/01/2021	1.92
34	801	123.70	Yes	Prakash N. Alwani & Sarla P. Alwani	NSN5-4921-2021 Dt. 22/04/2021	1.03
35	802	120.35	Yes	Aashish A. Vora & Isha A. Vora	NSN5-6219-2021 Dt. 27/06/2021	1.00
36	803	127.61	Yes	Viraj Estates P. Ltd.	-----	1.06
37	804	186.81	Yes	Mohan M. Ahuja	NSN5-4806-2021 Dt. 16/04/2021	1.55
38	805	197.79	Yes	Viraj Estates P. Ltd.	-----	1.64
39	901	128.56	Yes	Abhishek A. Patani & Virati A. Patani	NSN4-11186-2020 Dt. 31/12/2020	1.07
40	902	115.65	Yes	Viraj Estates P. Ltd.	-----	0.96
41	903	123.27	Yes	Rekha N. Deshmukh	NSN5-2680-2021 Dt. 23/02/2021	1.02
42	904	219.90	Yes	Suraj P. Munot	NSN1-10583-2021 Dt. 31/12/2021	1.82
43	905	229.88	Yes	Rahul D. Asthana	NSN5-4968-2021 Dt. 26/04/2021	1.91
44	1001	123.70	Yes	Gaurav V. Patil & Sonali G. Patil	NSN4-9733-2020 Dt. 08/12/2020	1.03
45	1002	120.35	Yes	Kalpesh R. Bedmutha	NSN4-2418-2021 Dt. 18/02/2021	1.00
46	1003	127.61	Yes	Viraj Estates P. Ltd.	-----	1.06
47	1004	192.43	Yes	Viraj Estates P. Ltd.	-----	1.60
48	1005	197.42	Yes	Viraj Estates P. Ltd.	-----	1.64
49	1101	128.56	Yes	Sunil R. Kharbada & Reeta Kharbada	NSN4-7809-2020 Dt. 20/10/2020	1.07
50	1102	115.65	Yes	Viraj Estates P. Ltd.	-----	0.96
51	1103	123.27	Yes	Viraj Estates P. Ltd.	-----	1.02
52	1104	219.27	Yes	Rahul A. Patil & Rajashree R. Patil	NSN1-2621-2022 Dt. 17/03/2022	1.82
53	1105	230.77	Yes	Viraj Estates P. Ltd.	-----	1.92
54	1201	123.70	Yes	Rajesh D. Tiloda & Sangita R. Tiloda	NSN4-389-2021 Dt. 08/01/2021	1.03
55	1202	120.35	Yes	Rajesh D. Tiloda & Sangita R. Tiloda	NSN4-390-2021 Dt. 08/01/2021	1.00
56	1203	126.35	Yes	Rupali S. Sarvade	NSN4-7780-2020 Dt. 20/10/2020	1.05
57	1204	186.81	Yes	Viraj Estates P. Ltd.	-----	1.55
58	1205	193.36	Yes	Viraj Estates P. Ltd.	-----	1.60
59	1301	198.83	Yes	Rajesh M. Ahuja	NSN5-4808-2021 Dt. 16/04/2021	1.65
60	1302	222.11	Yes	Rajendra M. Ahuja	NSN5-4809-2021 Dt. 16/04/2021	1.84
61	1303	219.90	Yes	Viraj Estates P. Ltd.	-----	1.82
62	1304	229.88	Yes	Viraj Estates P. Ltd.	-----	1.91
63	1401	143.67	Yes	Manali K. Maniyar & Ketan O. Maniyar	NSN4-8230-2020 Dt. 02/11/2020	1.19



VIRAJ ESTATES
BEYOND TRUST

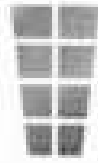
64	1402	153.76	Yes	Rajratna D. Bajaj	NSN5-8305-2021 Dt. 23/08/2021	1.28
65	1403	192.43	Yes	Dilip K. Deshpande	NSN7-756-2023 Dt. 18/01/2023	1.60
66	1404	197.42	Yes	Rajkumar S. Nazare & Kishori R. Nazare	NSN5-5251-2022 Dt. 29/04/2022	1.64
67	1601	143.67	Yes	Karnalchand G. Malu & Anuradha K. Malu	NSN5-6366-2021 Dt. 30/06/2021	1.19
68	1602	153.76	Yes	Manoj K. Lahane & Jayshri M. Lahane	NSN1-5206-2022 Dt. 03/06/2022	1.28
69	1603	282.88	Yes	Viraj Estates P. Ltd.	-----	2.35
70	1604	286.30	Yes	Sandesh K. Dhoot & Kailas N. Dhoot	NSN5-10884-2021 Dt. 01/11/2021	2.38
	Total	12050.31				100.00

ANNEXURE - B

PERCENTAGE OF LAND AREA TO RESIDENTIAL PREMISE HOLDERS

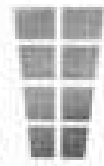
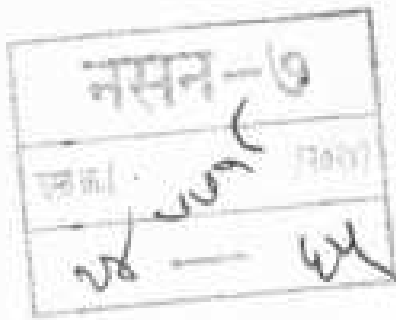
Sr. No.	Flat No.	Land Area (Sq.Mtr)	Name of Owner	Registration Details	Voting & Ownership %
1	101	31.73	Viraj Estates P. Ltd.	-----	1.07
2	102	28.54	Viraj Estates P. Ltd.	-----	0.96
3	103	30.42	Viraj Estates P. Ltd.	-----	1.02
4	104	124.20	Viraj Estates P. Ltd.	-----	4.18
5	105	125.88	Viraj Estates P. Ltd.	-----	4.23
6	201	30.53	Viraj Estates P. Ltd.	-----	1.03
7	202	29.70	Viraj Estates P. Ltd.	-----	1.00
8	203	31.49	Viraj Estates P. Ltd.	-----	1.06
9	301	31.73	Hiteshkumar T. Jain & Pooja H. Jain	NSN5-2964-2021 Dt. 01/03/2021	1.07
10	302	28.54	Viraj Estates P. Ltd.	-----	0.96
11	303	30.42	Viraj Estates P. Ltd.	-----	1.02
12	304	54.11	Viraj Estates P. Ltd.	-----	1.82
13	305	56.95	Viraj Estates P. Ltd.	-----	1.92
14	401	30.53	Harshit D. Bora & Sangeeta D. Bora	NSN5-7848-2021 Dt. 09/08/2021	1.03
15	402	29.70	Viraj Estates P. Ltd.	-----	1.00
16	403	31.49	Viraj Estates P. Ltd.	-----	1.06
17	404	46.10	Viraj Estates P. Ltd.	-----	1.55
18	405	48.81	Viraj Estates P. Ltd.	-----	1.64

नसिन-७
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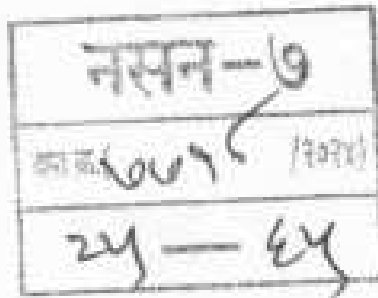
VIRAJ ESTATES
BEYOND TRUST

19	501	31.73	Lalit T. Jain & Vinita L. Jain	NSN5-2963-2021 Dt. 01/03/2021	1.07
20	502	28.54	Amit Navin Vora	NSN5-3851-2021 Dt. 18/03/2021	0.96
21	503	30.42	Viraj Estates P. Ltd.	-----	1.02
22	504	54.27	Viraj Estates P. Ltd.	-----	1.82
23	505	56.73	Viraj Estates P. Ltd.	-----	1.91
24	601	30.53	Anjali Govind Keswani	NSN4-3963-2021 Dt. 23/03/2021	1.03
25	602	29.70	Shripal S. Shah & Mamta S. Shah	NSN7-2357-2023 Dt. 28/02/2023	1.00
26	603	31.49	Viraj Estates P. Ltd.	-----	1.06
27	604	47.49	Anjali Govind Keswani	NSN7-14206-2023 Dt. 08/12/2023	1.60
28	605	48.72	Viraj Estates P. Ltd.	-----	1.64
29	701	31.73	Vinesh M. Vora & Kalpana V. Vora	NSN5-4657-2021 Dt. 08/04/2021	1.07
30	702	28.54	Viraj Estates P. Ltd.	-----	0.96
31	703	30.42	Ina Umang Shah & Umang S. Shah	NSN1-9999-2021 Dt. 16/12/2021	1.02
32	704	54.11	Manoj M. Ahuja	NSN5-4807-2021 Dt. 16/04/2021	1.82
33	705	56.95	Amit A. Agrawal & Pooja A. Agrawal	NSN4-20-2021 Dt. 01/01/2021	1.92
34	801	30.53	Prakash N. Alwani & Sarla P. Alwani	NSN5-4921-2021 Dt. 22/04/2021	1.03
35	802	29.70	Aashish A. Vora & Isha A. Vora	NSN5-6219-2021 Dt. 27/06/2021	1.00
36	803	31.49	Viraj Estates P. Ltd.	-----	1.06
37	804	46.10	Mohan M. Ahuja	NSN5-4806-2021 Dt. 16/04/2021	1.55
38	805	48.81	Viraj Estates P. Ltd.	-----	1.64
39	901	31.73	Abhishek A. Patani & Virati A. Patani	NSN4-11186-2020 Dt. 31/12/2020	1.07
40	902	28.54	Viraj Estates P. Ltd.	-----	0.96
41	903	30.42	Rekha N. Deshmukh	NSN5-2680-2021 Dt. 23/02/2021	1.02
42	904	54.27	Suraj P. Munot	NSN1-10583-2021 Dt. 31/12/2021	1.82
43	905	56.73	Rahul D. Asthana	NSN5-4968-2021 Dt. 26/04/2021	1.91
44	1001	30.53	Gaurav V. Patil & Sonali G. Patil	NSN4-9733-2020 Dt. 08/12/2020	1.03
45	1002	29.70	Kalpesh R. Bedmutha	NSN4-2418-2021 Dt. 18/02/2021	1.00
46	1003	31.49	Viraj Estates P. Ltd.	-----	1.06
47	1004	47.49	Viraj Estates P. Ltd.	-----	1.60
48	1005	48.72	Viraj Estates P. Ltd.	-----	1.64
49	1101	31.73	Sunil R. Kharbanda & Reeta Kharbanda	NSN4-7809-2020 Dt. 20/10/2020	1.07
50	1102	28.54	Viraj Estates P. Ltd.	-----	0.96
51	1103	30.42	Viraj Estates P. Ltd.	-----	1.02



RAJ ESTATES
RENTAL TRUST

52	1104	54.11	Rahul A. Patil & Rajashree R. Patil	NSN1-2621-2022 Dt. 17/03/2022	1.82
53	1105	56.95	Viraj Estates P. Ltd.	-----	1.92
54	1201	30.53	Rajesh D. Tiloda & Sangita R. Tiloda	NSN4-389-2021 Dt. 08/01/2021	1.03
55	1202	29.70	Rajesh D. Tiloda & Sangita R. Tiloda	NSN4-390-2021 Dt. 08/01/2021	1.00
56	1203	31.18	Rupali S. Sarvade	NSN4-7780-2020 Dt. 20/10/2020	1.05
57	1204	46.10	Viraj Estates P. Ltd.	-----	1.55
58	1205	47.72	Viraj Estates P. Ltd.	-----	1.60
59	1301	49.07	Rajesh M. Ahuja	NSN5-4808-2021 Dt. 16/04/2021	1.65
60	1302	54.81	Rajendra M. Ahuja	NSN5-4809-2021 Dt. 16/04/2021	1.84
61	1303	54.27	Viraj Estates P. Ltd.	-----	1.82
62	1304	56.73	Viraj Estates P. Ltd.	-----	1.91
63	1401	35.46	Manali K. Maniyar & Ketan O. Maniyar	NSN4-8230-2020 Dt. 02/11/2020	1.19
64	1402	37.95	Rajratna D. Bajaj	NSN5-8305-2021 Dt. 23/08/2021	1.28
65	1403	47.49	Dilip K. Deshpande	NSN7-756-2023 Dt. 18/01/2023	1.60
66	1404	48.72	Rajkumar S. Nazare & Kishori R. Nazare	NSN5-5251-2022 Dt. 29/04/2022	1.64
67	1601	35.46	Kamalchand G. Malu & Anuradha K. Malu	NSN5-6366-2021 Dt. 30/06/2021	1.19
68	1602	37.95	Manoj K. Lahane & Jayshri M. Lahane	NSN1-5206-2022 Dt. 03/06/2022	1.28
69	1603	69.81	Viraj Estates P. Ltd.	-----	2.35
70	1604	70.65	Sandesh K. Dhoot & Kailas N. Dhoot	NSN5-10884-2021 Dt. 01/11/2021	2.38
	Total	2973.82			100.00



ANNEXURE – C
DETAILS OF COMMON AMENITIES

- Rooftop Deck with Party Area
- Gym
- UPVC Windows/Aluminum Powder Coated Windows [Equivalent]
- 4x4 Italian Finish Tiles
- IP Based D2H Service for all Flats
- Smart D.B. for Electrical Safety
- Video Door Phone
- Wooden Deck Floor for Outdoor Terrace
- Wooden finish texture paint for Double Height Terraces
- Podium Parking
- Double Height A/C Lobby with Dedicated Drop Off
- 3 Passenger Lift-KONE or ISIS Equivalent Brand
- 1 Dedicated Service & Goods Lift
- Jaquar/GROHE or ISI Equivalent Brand Sanitary Ware & Fittings
- High Speed Wi-Fi In Common Areas
- Star Gazing at Rooftop
- Theater Room
- Co-Working Spaces/ Guest Rooms
- Game Room/Kids Play Area
- Multi-purpose area for Yoga/Dance/Zumba

Among the amenities mentioned above, following amenities are to be provided on 15th Floor reserved for amenities in accordance with revised plans:

- Gym
- Theater Room
- Co-Working Spaces/ Guest Rooms
- Game Room/Kids Play Area
- Multi-Purpose Area for Yoga/Dance/Zumba
- Society Office/Conference Room
- Banquet Party Hall

EXHIBIT "A"

The plan is attached herewith.

EXHIBIT "B"

The parking plan is attached herewith.

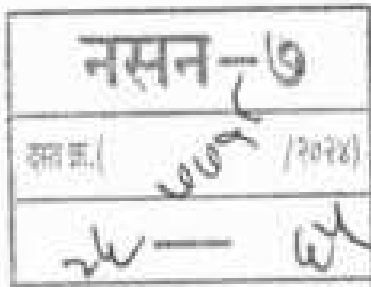


EXHIBIT "C"

BYELAWS OF NIRVAAN RESIDENCY APARTMENT

SHORT TITLE AND APPLICATION:-

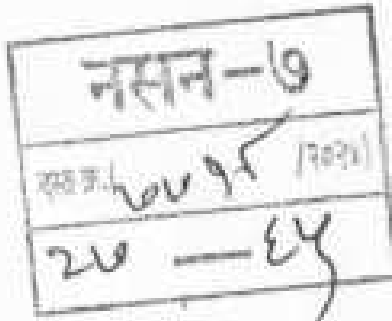
1. These by laws may be called the bye-laws of the **NIRVAAN RESIDENCY APARTMENT**.
2. The Provisions of these by laws apply to the **NIRVAAN RESIDENCY APARTMENT**.

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

Mere acquisition or rental or taking or license of any of the units of the building or mere act of occupancy of any of the said unit will signify these bye-laws are accepted, ratified and will be complied with.

3. DEFINITION:-

- [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 Apartment owners constituted by such owners for the purpose of the **NIRVAAN RESIDENCY APARTMENT**.
 - c) "Board" means as Board of Managing Committee of Five persons all of whom shall be owners of apartment in the **NIRVAAN RESIDENCY APARTMENT**.
 - d) "Building" means the building constructed on the property bearing all that piece and parcel of N.A. land admeasuring 2973.82 sq. meters on southern side out of larger area of 4000.00 sq. meters from which 800.00 sq. meters is reserved for Art Gallery and 226.18 for D.P. Road from S. No. 648/B/2 admeasuring 7500.00 sq. meters corresponding to F.P. No. 311 and 311A situated at Village Nashik, Tal and Dist Nashik within limits of Nashik Municipal Corporation and Urban Agglomeration Nashik and known as **NIRVAAN RESIDENCY APARTMENT**, and includes the land forming part thereof.
 - e) "Declaration" means the Declaration, which the Sole owner of the building or all the owners of the building have executed and registered as provided in Section 2.
 - f) "Majority of Owners" means the owners holding 51 percentage of the votes in accordance with the percentage assigned in the Declaration.
 - g) "Owner" of "Apartment Owners" means those persons owning an apartment in the **NIRVAAN RESIDENCY APARTMENT**.
 - h) "Section" means a section of the Act.
 - i) "Unit" means a residential unit/flat in the **NIRVAAN RESIDENCY APARTMENT**.



ii "Registrar" means the Registrar of Co- operative Societies.

[2] Words and expressions used in these bye-laws but not defined therein shall have the meaning respectively assigned to this in the Act.

[3] The building located at Village Nashik, Taluka Nashik in District of Nashik known as NIRVAAN RESIDENCY APARTMENT is submitted to the provisions of the Act.

[4] **OBJECTS OF THE ASSOCIATION:-**

[1] **The objects of the Association shall be :-**

[a] to be and to act as the Association of Apartment Owners of the building called as NIRVAAN RESIDENCY APARTMENT [hereinafter called THE SAID BUILDING] who have filed their respective Declarations submitting their apartments to the provisions of the Act.

[b] to invest or deposit moneys;

[c] to provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose;

[d] to retain and rent or license if possible, suitable portions of the common areas to outsiders for commercial purpose, 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 and do all and any of the matters provided in sub- section [2] of the Section 16;

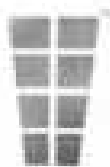
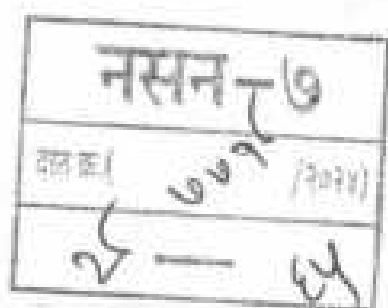
[f] to advance with the consent of the apartment owners; and short term loans to any apartment owners in case of any emergent necessity, and to provide for the repayment thereof in lump sum or in installments;

[g] to establish and carry on its own account or jointly with individuals or institutions, educational physical, social and re-creative activities for the benefit of the apartment owners;

[h] to frame rules, with the approval of the general meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary , for the benefit of the employees of the Association;

[i] to do all things necessary for and otherwise provide for their welfare expedient for the attainment of the objects specified in these 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.



ESTATES
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5. MEMBERS OF ASSOCIATION:-

- [1] All persons who have purchased apartments in the **NIRVAAN RESIDENCY APARTMENT** and executed respective Declarations under section 5 submitting their apartment to provision of the Act shall automatically be the members of the Association, and shall pay the sum of **50/- rupee** as entrance fee. Each Apartment owner shall receive a copy of the bye- laws on payment of twenty 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 donee shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of one rupee. The proportionate share held by an apartment owner shall be transferred to the name of such purchaser or done on payment of one rupee to the Association in records of the association.
- [3] On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will or to the legal representatives of his estate, in case he has not made any specific bequest of the apartment. The name of the legatees or the names of the legal representatives jointly shall be entered in the register of apartment owners maintained by the Secretary for the purpose of administration of the **NIRVAAN RESIDENCY APARTMENT** as apartment owner or joint apartment owners. Where any legatee is minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6. JOINT APARTMENT OWNERS:-

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

7. HOLDING OF SHARE PERTAINING TO ONE UNIT COMPULSORY:-

Every apartment owner must hold at least one share of the Association [joint apartment owners holding the shares jointly]. These shares shall be determined for every premise in manner as specified in Annexure A. The said shares can't be split or subdivided.

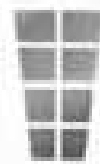
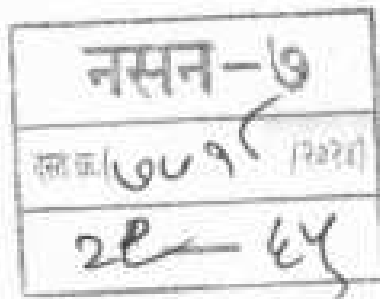
8. DISQUALIFICATION:-

No Apartment owner shall be entitled to vote on the questions of the election of members of the board or the President, Secretary, Treasurer or any other office bearer nor be entitled to stand for election to such office if he is in areas 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 year preceding the year in which the elections to the Board would take place.

**CHAPTER II
VOTING, QUORUM AND PROXIES**

9. VOTING:-

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



VIRAJ ESTATES
RECORD TRUST

10. QUORUM:-

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

11. Voters to be case in person:-

Votes shall be cast in person.

CHAPTER III
Administration

12. POWER AND DUTIES OF ASSOCIATION:-

The Association will have the responsibility of administering the **NIRVAAN RESIDENCY APARTMENT** approving the annual budget, establishing and collecting monthly assessment and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of owners, casting votes in person.

13. PLACE OF MEETINGS:-

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

14. ANNUAL MEETINGS:-

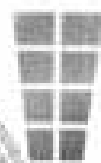
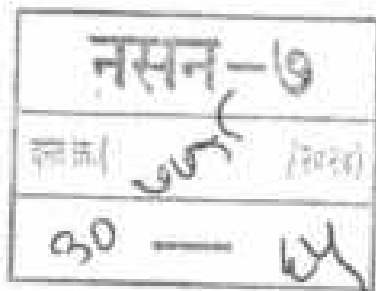
The first annual meeting of the Association shall be held on the 5th day of April of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners a Board in Accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

15. SPECIAL MEETING:-

It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, of the apartment owners as directed by a resolution of the Board or upon a petition signed by a majority of the owners having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any officer duly authorized by him in this behalf. The notices of any special meeting shall state the time and place of such meeting except as stated in the notice without the consent of four-fifth of the owners present in persons.

16. NOTICE OF MEETING:-

It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting stating the purpose thereof as well as the time and place where it is to be 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 meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.



ESTATES
TRUST

17. ADJOURNED MEETING:-

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

18. ORDER OF BUSINESS:-

The order of business at all meeting of the owners of units shall be as follows:-

- Roll call
- Proof of notice of meeting or waiver of notice.
- Reading of minutes of proceedings meeting.
- Reports of officers.
- Reports of the Housing, Commissioner or the Registrar or the officer duly authorized by them, if present.
- Report of committees.
- Election of Board.
- Unfinished business, if any.
- New business.

CHAPTER IV BOARD OF MANAGERS

19. Management of Association:-

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

20. Powers and duties of Board:-

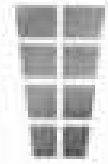
The Board shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law or by these bye-laws directed to be exercised and done by the owners.

21. Other duties:-

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

- Care, upkeep and surveillance of the NIRVAAN RESIDENCY APARTMENT and the common areas and facilities.

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VIRAJ ESTATES
RECORD TRUST

- (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 **NIRVAAN RESIDENCY APARTMENT** the common areas and facilities and the restricted common areas and facilities.
- (d) to provide for the manner in which the audit and accounts of the Association shall be carried out.
- (e) to inspect the accounts kept by the Secretary and/or the Treasurer, and examine the registers and account books and to take steps for the recovery of all sums due to the Association.
- (f) to sanction working expenses, account cash balance and deal with other miscellaneous business.

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 include but not limited to the duties listed in bye-laws 21.

23. **ELECTION AND TERM OF OFFICE:-**

At the first annual meeting of the Association, the term of office of Two Managers shall be fixed for three years. The term of office shall be of Two Managers shall be fixed at two years, and the term of office of one Manager shall be fixed at One year. At the expiration of the initial term of office of each respective Manager, his successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting. [If a larger board is contemplated, the terms of office should be established in a similar manner so that they will expire in different years.

24. **VACANCIES:-**

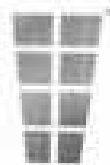
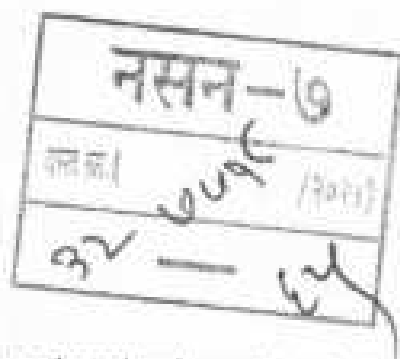
Vacancies in the Board caused by any reason other than the removal of a Manager by a vote of the Association shall be filled by vote of the majority on the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a Manager, until a successor is elected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

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 cause by a majority of the apartment owners and a successor any then and there be elected to fill the vacancy thus created any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26. **ORGANIZATION MEETING:-**

The first meeting of a newly elected Board shall be held, within ten days of election at such place as shall be fixed by the Managers at the meeting at which such



ERAJ ESTATES
PROPERTY TRUST

Managers were elected and no notice shall be necessary to the newly elected Managers in order legally to constitute such meetings, provided a majority of the whole Board shall be present.

27. REGULAR MEETINGS:-

Regular meetings of the Board may be held at such time and place as 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 telegraph at least three days prior to the day named for such meetings.

28. SPECIAL MEETINGS:-

Special meetings of the Board may be called by the President on three days notice to each Manager, given personally or by mail or telegraph which notice shall state the time, place [as hereinabove provided] and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in the like manner and on like notice on the written request of at least three Managers.

29. WAIVER OF NOTICE:-

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

30. QUORUM:-

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

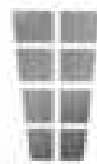
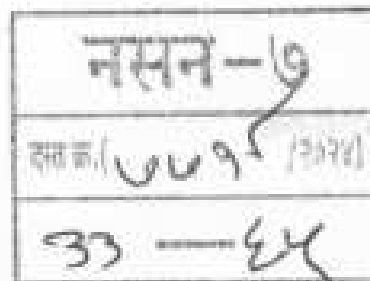
31. FIDELITY BONDS:-

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

CHAPTER V OFFICERS

32. DESIGNATION:-

The principal officer of the Association shall be a President, a Vice-President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board. The Board may appoint an Assistant Treasurer, and an Assistant Secretary, and such other office as in their judgment may be necessary. [In the case of an Association of one hundred owners or less the offices of Treasurer and Secretary may be filled by the same person].



VIRAJ ESTATES
BEYOND TRUST

33. ELECTION OF OFFICERS:-

The officers of the Association shall be elected annually by the Board at the organization meeting of each new Board and shall hold offices at the pleasure of the Board.

34. REMOVAL OF OFFICERS:-

Upon an affirmative 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.

35. PRESIDENT:-

The President shall be 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 officer of president of an Association, including but not limited to the power to appoint committee from among the owners from time to time as he may in his discretion decide to the appropriate to assist in the conduct of the affairs of the Association.

36. VICE- PRESIDENT:-

The Vice President, shall take place of the President and perform his duties, whenever the President shall be absent or, unable to act. If neither the President nor 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 the Board.

37. SECRETARY:-

The Secretary shall keep the minutes of the meetings of the Board and the minutes of all 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 incident to the officer of Secretary.

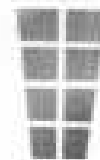
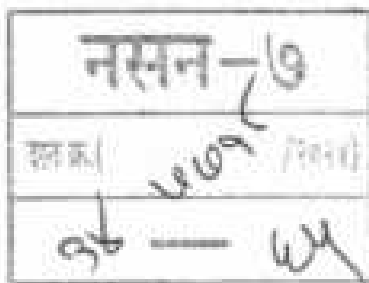
38. TREASURER:-

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

**CHAPTER VI
OBLIGATION OF THE APARTMENT OWNERS**

39. ASSESSMENTS:-

All owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to the **NIRVAAN RESIDENCY APARTMENT**, which may include an insurance for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made pro-rate according to the value of the unit owned as , stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve Fund for Replacements.



RAJ ESTATES
PUNJAB TRUST

40. MAINTENANCE AND REPAIR:-

- [1] Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affect the **NIRVAAN RESIDENCY APARTMENT** in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.
- [2] All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, air conditioner, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment owner concerned.
- [3] An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.

41. USE OF UNITS- INTERNAL CHANGES:-

- [1] All units shall be utilized for residential purpose only.
- [2] An owner shall not make any structural modifications or alterations in his unit or installations 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, alterations or installation.

42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS LAND FACILITIES:-

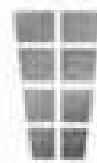
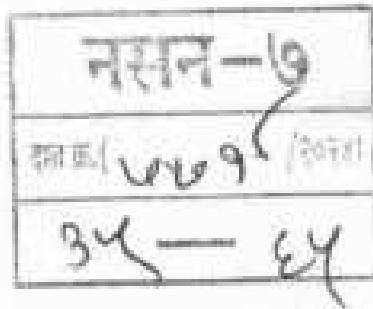
- [1] An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of **NIRVAAN RESIDENCY APARTMENT** and facilities of similar nature both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

43. RIGHT OF ENTRY:-

- [1] An owner shall grant the right of entry to the Manager or to the other person authorized by the Board or the Association in case of any emergency originating in or thereon in his unit, whether the owner is present at the time or not.
- [2] An owner shall permit other owners or their representatives when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44. RULES OF CONDUCT:-

- [1] No resident of the **NIRVAAN RESIDENCY APARTMENT** shall post any advertisement or posters of any kind in or on the building except as authorized by the Association.



VIRAJ ESTATES
SECOND FLOOR

- [2] Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television 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 facades of **NIRVAAN RESIDENCY APARTMENT**.
- [4] It is prohibited to dust rugs, etc. from the Windows or to clean rugs, etc by beating on the exterior part of the said Condominium.
- [5] It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.
- [6] No owner, resident or lessee shall install wiring for electrical or telephone installation, television antenna, machinery or air- conditioning units, etc. on the exterior of the **NIRVAAN RESIDENCY APARTMENT** or that protrude through the wall or the roof of the Condominium except as authorized by the Association.

CHAPTER VII **FUNDS AND THERE INVESTMENTS**

45. FUNDS:-

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

- a) by shares;
- b) by contributions and donations from the apartment owners.
- c) from common profits which shall form the nucleus of the Reserve fund;
- d) by raising loans, if necessary, subject to such terms and conditions as the Association with the approval of the Competent Authority, may determine in this behalf.

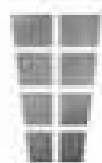
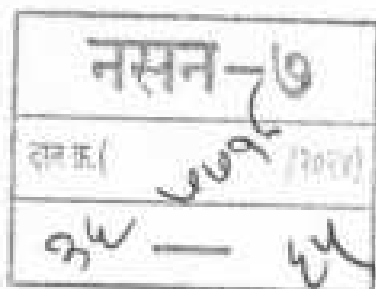
46. INVESTMENTS:-

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

- [a] in the Central Co. Operative Bank or in the State Co. Operative Bank, Nationalized Bank or
- [b] in any of the securities specified in Sec.20 of the Indian Trust Act, 1882; or
- [c] in any Co. Operative Bank other than those referred to in clause [a] of the bye-law; or in any Banking company approved for this purpose by the Association.

47. AFFILIATION:-

Should there be any Federation of apartment owners in the locality in which the **NIRVAAN RESIDENCY 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.



VIRAJ ESTATES
BEYOND TRUST

48. ACCOUNTS:-

- [1] A banking account shall be opened by the Association in to which all moneys received on behalf of the Association shall be paid; provided that the Secretary may retain his personal custody an amount not exceeding Rs. 100/- for petty expenses. All payments above Rs. 20/- shall be made by cheques signed by the Secretary, and one member of the Board.
- [2] Each apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any in respect of his apartment.
- [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 expenditures of the previous financial year; 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 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 15 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 a similar list of loaners. The financial statement shall state up to what date profits and expenses of common areas are included.

49. PUBLICATION OF ACCOUNTS AND REPORT:-

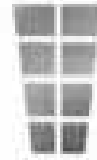
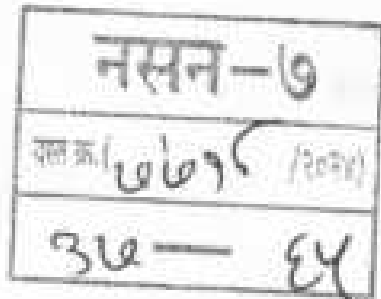
A copy of the last financial statement and of the report of the auditor; if any, shall be kept in a conspicuous place in the office of the Association.

50. APPOINTMENT OF AUDITOR:-

The Association shall appoint at its general meeting, an auditor who shall audit the accounts of the Association to be prepared by the Board as herein before provided and shall examine the annual return and verify the same, with the accounts relating thereof and shall either sign the same as found by him to be correct, duly couched and in accordance with law, or specially report to the Association in what respect the funds it is incorrect; un-vouched or not in accordance with law.

51. POWER OF AUDITOR:-

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities [including limited common areas and facilities] and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.



VIRAJ ESTATES
BEYOND TRUST

CHAPTER VIII MORTGAGEE

52. NOTICE TO ASSOCIATION:-

An owner who mortgages his unit, shall notify the Association through the Manager, if any or the President of the Board in the event there is no Manager, the name and address of his mortgagee and the Association shall maintain such information in a book entitled "Mortgage of Units".

53. NOTICE OF UNPAID ASSESSMENT:-

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

CHAPTER IX COMPLIANCE

54. COMPLIANCE:-

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

55. SEAL OF THE ASSOCIATION:-

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

CHAPTER X AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. AMENDMENTS OF BYE-LAWS:-

These bye-laws may be amended by the Association in a duly constituted meetings for such purpose and no amendment shall take effect unless approved by owners representing at least 75% of the total value of all unit holders in the NIRVAAN RESIDENCY APARTMENT as shown in the Declaration.

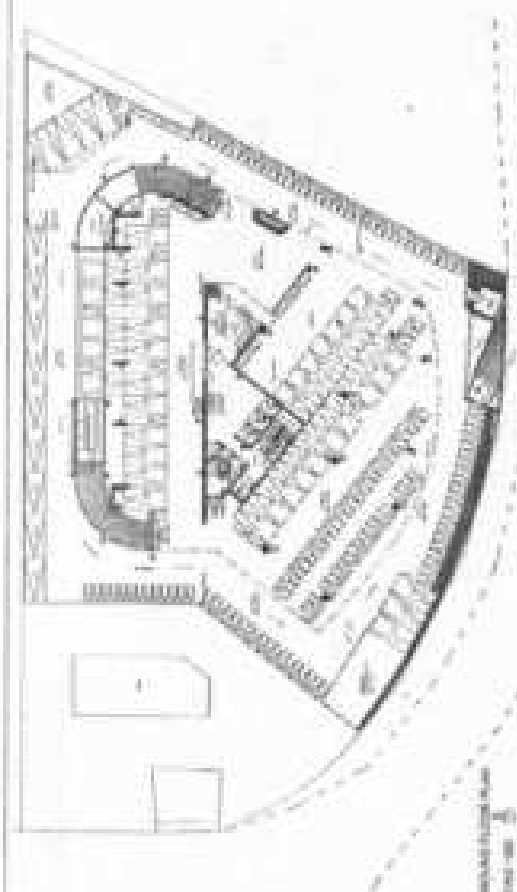
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EXHIBIT "A"

[illegible]

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

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 220. **PRINT STATE** _____

[illegible][illegible]

नसम-७	
सं. ७५२७	(२०२०)
२४	२५



1. The following is a list of the documents and other material submitted to the Commission for its consideration.

2. The documents are as follows:

3. The material is as follows:

4. The Commission has considered the documents and material submitted to it and has found that they are relevant to the case.

5. The Commission has also considered the evidence given by the witnesses and has found that it is credible.

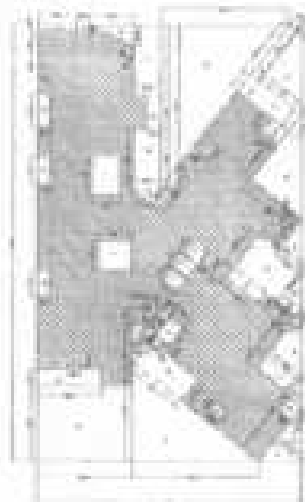
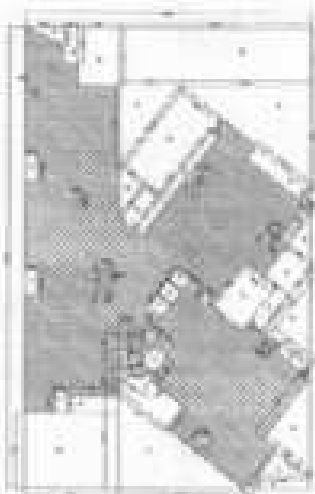
6. The Commission has therefore concluded that the case is proved.

7. The Commission has accordingly recommended that the accused be sentenced to death.

8. The Commission has also recommended that the property of the accused be confiscated.

9. The Commission has also recommended that the witnesses be protected.

10. The Commission has also recommended that the case be referred to the Court for its final decision.



1. FIRST FLOOR PLAN BUILDING



2. SECOND FLOOR PLAN BUILDING

नसम-७	
दस्तावेज नं.	७७९५ / २०२४
४० — ४५	



1. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

2. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

3. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

4. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

5. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

6. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

7. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

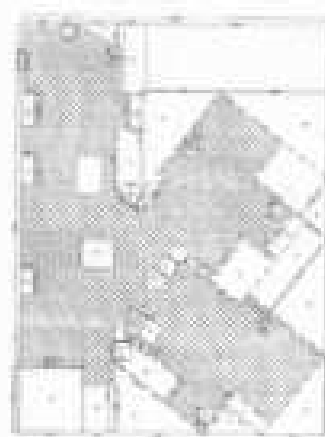
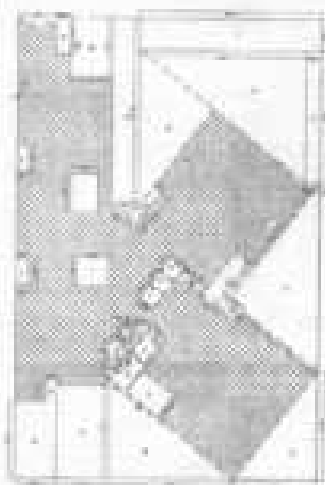
8. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

9. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

10. The above is a copy of the original document submitted to the Ministry of Home Affairs, Government of India, for the purpose of the investigation of the case mentioned in the subject of the document.

Sl. No.	Name of the Person	Address	Occupation
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Sl. No.	Name of the Person	Address	Occupation
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8			
9			
10			



Architectural Drawing - Building Plan



Architectural Drawing - Building Plan

नसून-७७	
दस्तावेज	७७-१७
४५	६५



1. The following is a list of the names of the persons who have been appointed to the various posts in the Department of Agriculture, Government of India, for the year 1947-48.

2. The names of the persons who have been appointed to the various posts in the Department of Agriculture, Government of India, for the year 1947-48, are as follows:

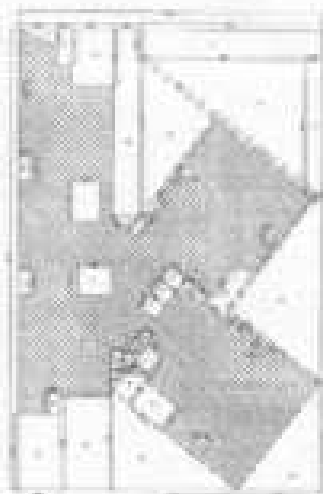
3. The names of the persons who have been appointed to the various posts in the Department of Agriculture, Government of India, for the year 1947-48, are as follows:

4. The names of the persons who have been appointed to the various posts in the Department of Agriculture, Government of India, for the year 1947-48, are as follows:

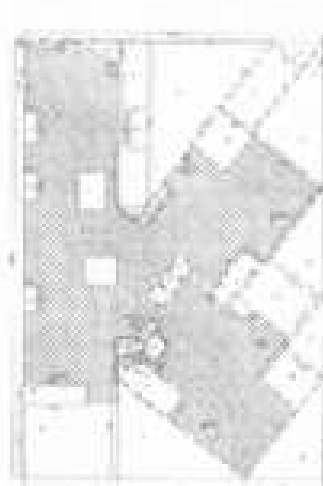
5. The names of the persons who have been appointed to the various posts in the Department of Agriculture, Government of India, for the year 1947-48, are as follows:

Sl. No.	Name	Post
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Sl. No.	Name	Post
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Sl. No.	Name	Post
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Sl. No.	Name	Post
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नसल-७	
सं. ७७९	(२०२६)
४२ — ६५	



1. The Survey of India, Department of the Survey of India, Government of India, has the honor to acknowledge the receipt of the letter from the Survey of India, Department of the Survey of India, Government of India, dated 1st March 1926, regarding the Survey of India, Department of the Survey of India, Government of India, and to inform you that the same has been forwarded to the Survey of India, Department of the Survey of India, Government of India, for their consideration.

2. The Survey of India, Department of the Survey of India, Government of India, has the honor to acknowledge the receipt of the letter from the Survey of India, Department of the Survey of India, Government of India, dated 1st March 1926, regarding the Survey of India, Department of the Survey of India, Government of India, and to inform you that the same has been forwarded to the Survey of India, Department of the Survey of India, Government of India, for their consideration.

Sl. No.	Description	Area (Acres)	Remarks
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Sl. No.	Description	Area (Acres)	Remarks
1	...	...	...
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Sl. No.	Description	Area (Acres)	Remarks
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Sl. No.	Description	Area (Acres)	Remarks
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नसम-७	
कलम (62)	(73)
२	५



1. The following is a list of the names of the persons who have been appointed to the various posts of the Ministry of Revenue, Government of India, during the month of January, 1913.

2. The names of the persons who have been appointed to the various posts of the Ministry of Revenue, Government of India, during the month of January, 1913, are as follows:

3. The names of the persons who have been appointed to the various posts of the Ministry of Revenue, Government of India, during the month of January, 1913, are as follows:

4. The names of the persons who have been appointed to the various posts of the Ministry of Revenue, Government of India, during the month of January, 1913, are as follows:

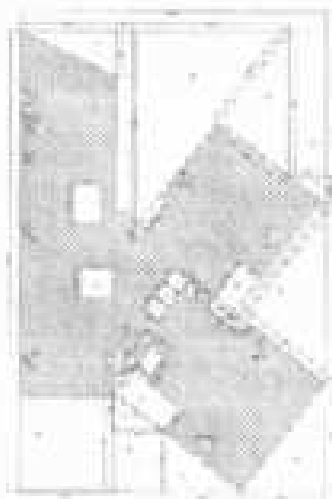
5. The names of the persons who have been appointed to the various posts of the Ministry of Revenue, Government of India, during the month of January, 1913, are as follows:

No.	Name	Post
1		
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No.	Name	Post
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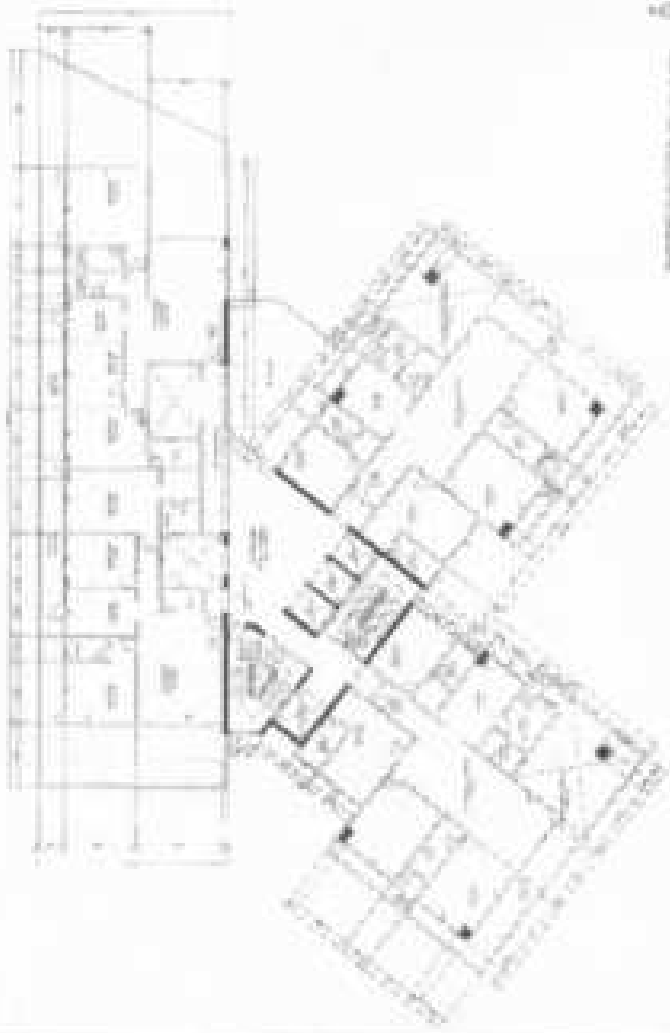


No.	Name	Post
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No.	Name	Post
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No.	Name	Post
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Architectural Drawing

Architectural Drawing

नसम-७	
ख.स. ५५७	(१९७१)
४६ — ६५	



1. The area shown in the plan is situated in the village of ...

2. The area shown in the plan is situated in the village of ...

3. The area shown in the plan is situated in the village of ...

4. The area shown in the plan is situated in the village of ...

5. The area shown in the plan is situated in the village of ...



...

...

नसून-७

आ.क.

(२०२४)

५५ १६८१५ ५५



EXHIBIT "A"

1. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

2. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

3. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

4. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

5. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

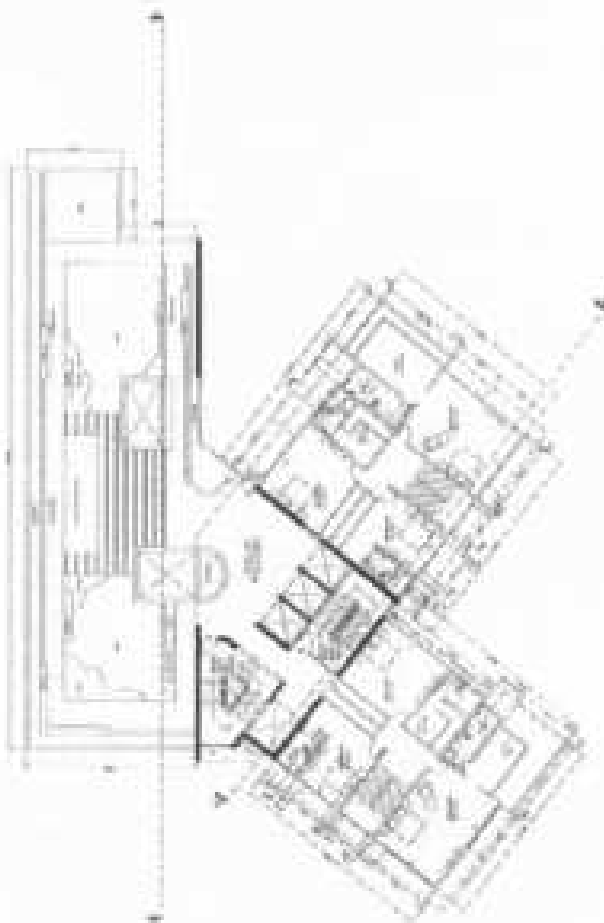
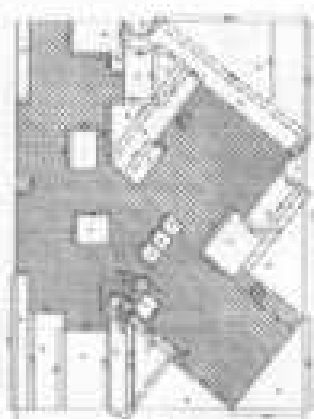
6. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

7. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

8. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

9. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...

10. The following is a list of the names of the persons who have been appointed to the post of Assistant Commissioner of Police, District of ...



संलग्न चित्रांकुशिका

संलग्न चित्रांकुशिका

72 - 64

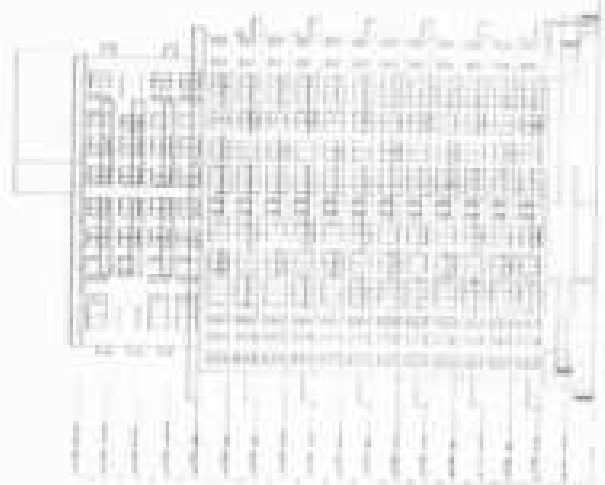


EXHIBIT 'B'

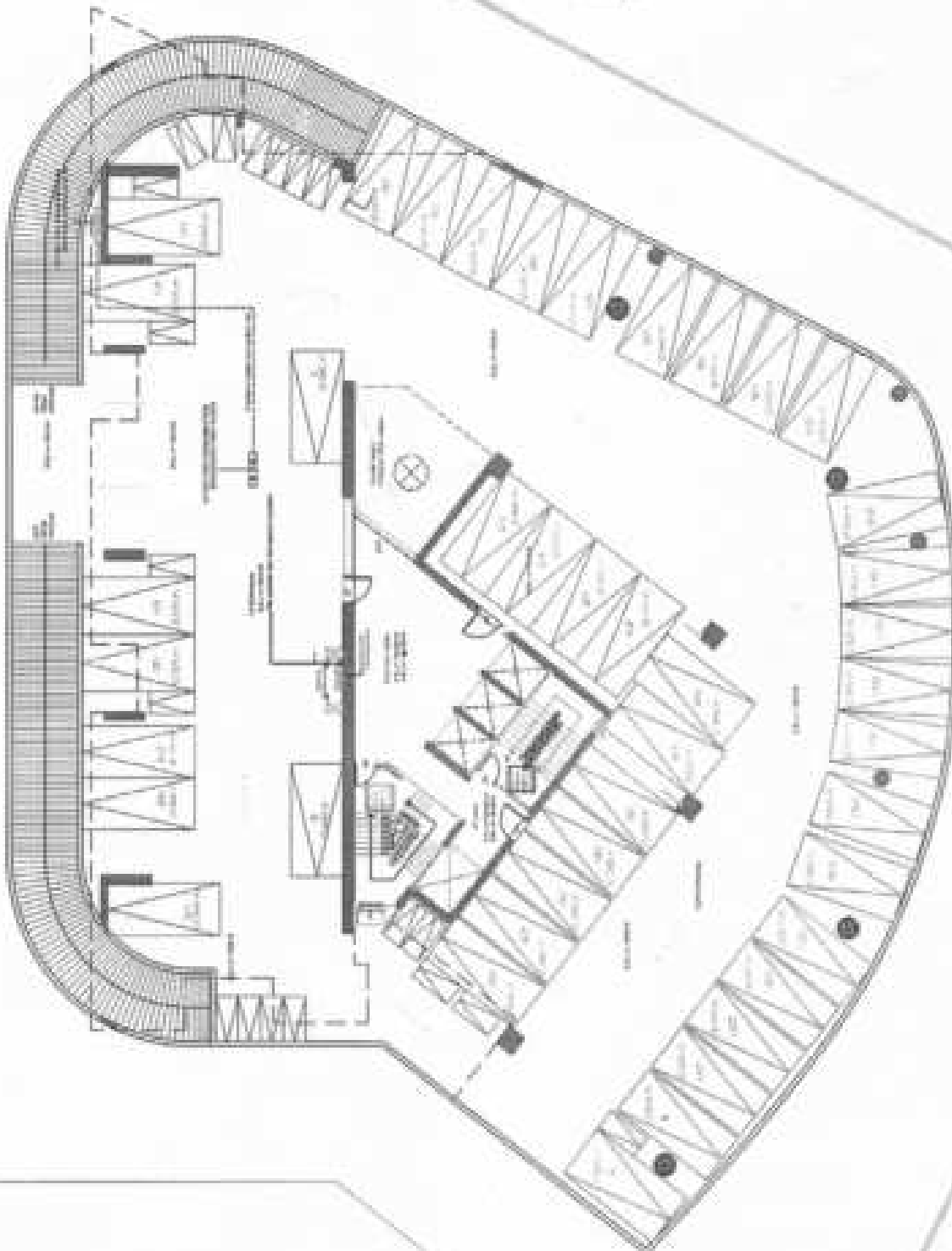
नसं-७	
ला.सं.	(७७७७७)
२७	६५



Total parking-42



q for specifications



Scale - 1:100

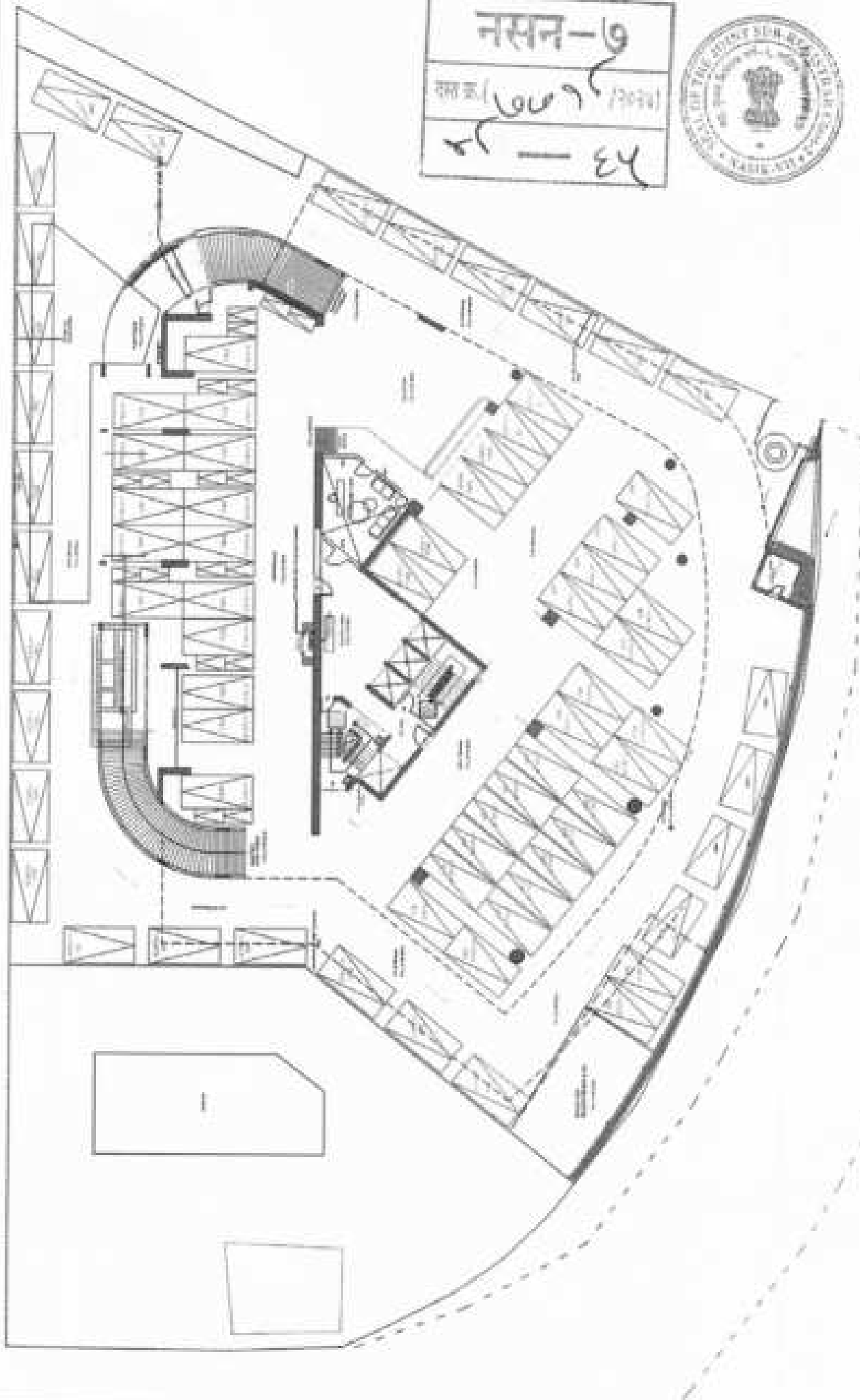
Prof. J. B. P. Housing Flat

EXHIBIT "B"

नसन-७	
रक्त सं. (७७७७)	/२०२४
२५	— ६५



is for architecture



Ground Floor Plan

नसन-७
काल [००९ / २०२३]
४८ — ६५



घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणूकद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे/आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक/ वारस हक्कदार/कबजेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र वाद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सवरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुलमुखत्यार धारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही संशय अधिकारी/ मा.न्यायालय/ मा.उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित 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 आम्हांस पूर्णपणे जाणीव आहे.

स्थायर मिळकतीविषयी सध्या होत असलेली फसवणूक/ बनावटीकरण/ संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार 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 पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला/ आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/ शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून देणार

नसल-७	
२०२२	२०२२
२०	२५



घोषणापत्र

आज रोजी मी श्री. मौलिक चंद्रशेखर शाह / अतुल सुधाकर जाधव द्वारे घोषित करतो की, मी, दुय्यम निबंधक, नाशिक यांचे कार्यालयात डीड ऑफ डिक्लरेशन या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. विराज इस्टेटस् प्रा. लि. तर्फे संचालक श्री करण राजेंद्र शाह व श्री विराज विलास शाह यांनी मला दिनांक ०१/१०/२०२२ रोजी मी, दुय्यम निबंधक, नाशिक-७ यांचे कार्यालयात दस्त क्र. ९५८५/२०२२ अन्वये मुखत्यारपत्र लिहून व नोंदवून दिलेले असून मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस हजर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरील कुलमुखत्यारपत्र पूर्णतः वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील याची मला जाणीव आहे.

दि. ४/७/२०२५

(Signature)

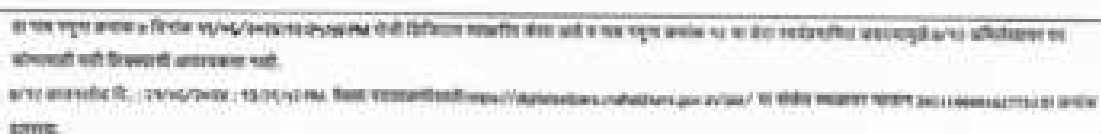
कुलमुखत्यारपत्र धारकाचे नांव व सही
श्री. मौलिक चंद्रशेखर शाह



(Signature)



सत्यमेव जयते



नसन-७	
रु.क.	७५९/३८८
५२ - ५५	



राज्य नमुना फॉर्म
दैनिक पायली तुलक 648/व/2 व. के १०००.००
 महापट्ट क्रमांक: (दैनिकीय व पायली तुलक) 2390742-वर्षा
 वर्ष- **मासिक कटुका- नाशिक** मासिक
 दिनांक 18/10/2022 को संचालित/के अंतर्गत **विरज डस्ट्रेट प्रा. लि.**

धनदायी		संचालित/के अंतर्गत							
		मासिक व. मासिक 2023				मासिक व. मासिक			
		मि.रु.		रु.रु.		मि.रु.		रु.रु.	
वर्ष	रु.	रु.	रु.	रु.	रु.	रु.	रु.	रु.	रु.
			8280.00						

(आपरे) रुपये **छाठ हजार दोन सौ पचास** मात्र।

पान क्र. (७७७) / २०१४



- [illegible]

मिहिराधिकारी कार्यालय नाशिक
ज. नाश/का.सं. ३/३/क.आ./एस आर/१४५/२०१७
नाशिक दि. ६/१०/२०१७

2000

[illegible]



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STRENGTHENING COMMUNITIES

निदेशनी उपनिषद् अधिपत्ये

अपराजितवादिपक्षी वारिष्ठ कर्तव्य

प्रा. आनंद विद्याभिरामजी साठे.

सत्यमेव जयते

100

अर्जुनदास श्री. अमिता चंदागल साह व इतर रा. अभ्येक्ष टीवरे, एम.जी.रोड , भागिराव, ता.मि.भागिराव

२) महसिलदार नायिका यांचे कार्यक्षेत्रातील स्थान

२- स्थानिक अधिकारवादी संघर्षी विद्यार्थ्यांनीस तालुका तहसूल ५ जानेवारी, २०१७ अन्वये २० दिवसांचे आत आवाकस ते काढल्या घेवून विहित प्रमुखास अर्जाबाबत सगळ्या बाबत देण्यात यावी तसेच अधिकार अधिकाराला योग्य त्या सोयी देण्यात याव्यात.

[illegible]

8) तलाठी नवीकृत योजना अधिनियम, अभिलेखित होणारे काही कोटी खर्चासाठी खर्च



(1) संस्कृत-संज्ञा

निष्ठावर्ती दुर्गमिच्छाविच्छावर्ती

अध्यक्ष निम्नलिखितवासी माहितीसाठी कळवीत आहे

www.ck12.org

मौखिक परीक्षा दिनांक २०/०५/२०२०

नसम-७
कम.क्र. (७७९) / २०२१
५५ — ६५



NASHIK MUNICIPAL CORPORATION

NO.LND/BP/ A/18/2021

DATE :- 31 / 05 / 2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Viraj Estate Pvt. Ltd.

C/o. Ar. Ajay Sonar . & Stru.Engg. Of Nashik.

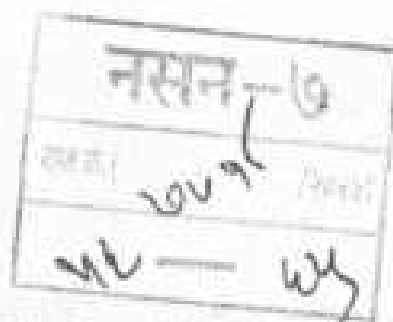
Sub - Sanction of Building Permission & Commencement Certificate on Plot No. — of S.No.648/B2(P) F.P.No.311(Part)TPS-II of Nashik Shiwar.

Ref - 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 30/03/2021 Inward No. A1/BP/242
2) Previous Approved building permission No.A1/BP/06/2020 Dt:21/06/2020

section 45 & 50 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential And Art Gallery & Museum (Building Permission under A.R.(Accommodation Reservation) Purpose as per plan duly amended in — subject to the following conditions.

CONDITIONS (1 to 72)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & Under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulters which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**.
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
7. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
9. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.



10. Proper arrangement for disposal Imperial water all be made as per site requirements without disturbance natural gradient of the land fencing to this condition is any incident happens the whole responsibility will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
12. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
13. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
14. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
15. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
16. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
18. Whenever necessary Adequate space from the plot ut are should be reserved for transformer in consultation with M.S.E.B. Office Before actually commencing the proposed construction.
19. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
20. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
21. As per order of Urban Development Department of Government of Maharashtra, vide TPS2417/487/prakr.2417/UD-9 Dt:7/8/2015 for all building following condition shall apply
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
22. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed
23. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
24. Whenever necessary fanning shall be made and maintained as per provision of UDCPR on site.
25. Provision of rain water harvesting shall be made at site as per Clause no.13.3 of UDCPR
26. Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act,2005in case of building identified in Regulation no.6.2.5.1 the building schemes shall also be cleared by the fire officer fire brigade Authority.

नस-७
रकम ७५९
५१० — ६५



C.C. for Plot No. — of S.No.645/B2/(P) F.P.No.311(Part)TPS-II of Nashik Shiwar.

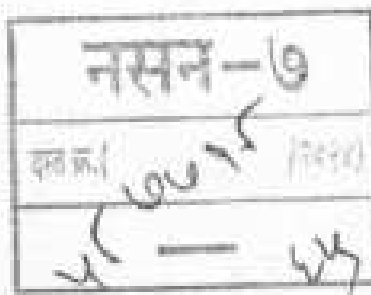
27. The Building permission is granted on the strength of 'LABOUR code on occupational Safety, Health and working condition, 2018 Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular No for any TPV- 4308/4102/Pra.Kra.395/08/nawi-11 Date-15/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and Developers will be commonly responsible.
29. If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same
30. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
31. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
32. As per solid waste management Rules- 2016 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/ shade Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order No.145/2017, Dt:06/10/2018 submitted with the application.

Charges Recovery

34. Ra.15,64,800/-+85,21,320/-+30,300/-+51,07,990 is paid for development charges w.r.to the proposed Construction vide R.No./B.No.27/705,40/8561 &63/762 Dt:09/08/2019 &11/05/2020 & 20/05/2021.
35. Ra.1,95,500/-+7,27,100/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No.39/689Dt:09/08/2019
36. Drainage connection charges Ra. 7000/-55000/- is paid vide R.No./B.No.01/7447 Dt:09/08/2021
37. Welfare Cess charges Ra.1,76,000/-+19,16,860/-+12,67,900 is paid vide R.No./B.No.01/7447,40/8561 &66/9558 Dt:09/08/2019 & 11/05/2020 &20/05/2021
38. Ra.5000/-+14870/- R.No./B.No.30/2968 Dt:09/08/2019 against Treeplantation Deposit.
39. Infrastructure Improvement Charges Ra:21,26,280/- is paid vide R.No./B.No.01/7447Dt: 09/08/2019
40. Charges for "Premium paid FSI" is paid vide Ra.2,64,79,360/-+6,04,600/- is paid vide R.No./B.No.13/7448,15/8146 Dt:09/08/2019 & 11/05/2020
41. This Permission is given on the strength of conditions mentioned in the notification issued by of ministry of environment forest & climate New Delhi Vide No. G.S.R 317 (E) Dt:29/03/2016 & The Conditions mentioned therein are are applicable to this Commencement & shall be following strictly this permission is given on the strength of affidavit submitted with the proposed and G & D Waste Ra. Ra.1,19,185/- is paid vide R.No./B.No.66/9558 Dt:20/05/2021

Additional Conditions

42. NMC Tax for Vacant plot shall be paid before Completion.
43. A)Total TDR Loaded 100.76 Sq.mt. which is utilised from DRC No: 825 Dt:12/4/2019 vide formula $821.25 \times 6000 / 48900 = 100.76$ Sq.mt. TDR area utilized from the same.
44. B)Total TDR Loaded 1551.84 Sq.mt. which is utilised from DRC No: 825 Dt:12/4/2019 vide formula $12647.50 \times 6000 / 48900 = 1551.84$ Sq.mt. TDR area utilized from the same.
45. C)Total TDR Loaded 14.91 Sq.mt. which is utilised from DRC No: 800 Dt:25/01/2019 vide formula $121.54 \times 6000 / 48900 = 14.91$ Sq.mt. TDR area utilized from the same.
46. D)Total TDR Loaded 60.98 Sq.mt. which is utilised from DRC No: 801 Dt:25/01/2019 vide formula $497.05 \times 6000 / 48900 = 60.98$ Sq.mt. TDR area utilized from the same.
47. E)Total TDR Loaded 6.72 Sq.mt. which is utilised from DRC No:750A Dt:11/04/2017 vide formula $23.63 \times 13970 / 48900 = 6.72$ Sq.mt. TDR area utilized from the same.
48. F) Total TDR Loaded 1.36 Sq.mt. which is utilised from DRC No:750A Dt:11/04/2017 vide formula $4.76 \times 13970 / 48900 = 1.36$ Sq.mt. TDR area utilized from the same.
49. G)Total TDR Loaded 13.45 Sq.mt. which is utilised from DRC No:851E Dt:13/06/2019 vide formula $107.84 \times 6100 / 48900 = 13.45$ Sq.mt. TDR area utilized from the same.
50. H)Total TDR Loaded 24.51 Sq.mt. which is utilised from DRC No:851H Dt:13/06/2019 vide formula $196.46 \times 6100 / 48900 = 24.51$ Sq.mt. TDR area utilized from the same.

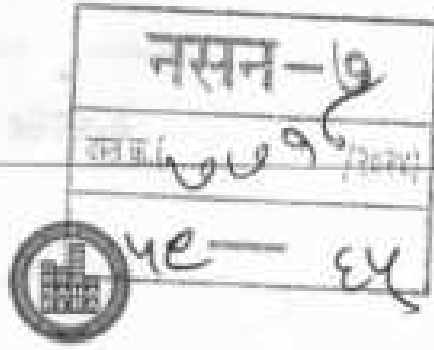


51. I) Total TDR Loaded 115.00 Sq.mt. which is utilised from DRC No:851M Dt:13/06/2019 vide formula $921.88 \times 6100 / 48900 = 115.00$ Sq.mt. TDR area utilized from the same.
52. J) Total TDR Loaded 2.79 Sq.mt. which is utilised from DRC No:851C Dt:13/06/2019 vide formula $22.40 \times 6100 / 48900 = 2.79$ Sq.mt. TDR area utilized from the same.
53. K) Total TDR Loaded 40.67 Sq.mt. which is utilised from DRC No:851D Dt:13/06/2019 vide formula $326.00 \times 6100 / 48900 = 40.67$ Sq.mt. TDR area utilized from the same.
54. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/Resl-12/2019 Dt:15/07/2019 & conditions therein strictly followed.
55. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/Assembly-32/2019 Dt:15/07/2019 & conditions therein strictly followed.
56. Provision of Fire Protection requirements shall be done as per appendix 'J' of DCPR & if applicable then NOC shall be obtained from C.F.O. where the building permission is given under Rule 8.2.6.1 of DCPR.
57. The provision of facilities for differently abled persons shall be made as per rule no. 31 of DCPR.
58. Artificial light and Mechanical Ventilation shall be provided for the portion where there is no adequate Natural light and Ventilation.
59. D.P Road is handed over to NMC and as the same Separate 7/12 extract of D.P Road in the name of NMC produced before occupancy Certificate.
60. The separate 7/12 extract in the Name of NMC area shall be produced before occupancy certificate.
61. Installation of solar assisted water heating system shall be installed as per rule no.32 of DCPR before occupancy Permission.
62. This Permission is given on basis of approval Hon. Commissioner, NMC.
63. Provision of Grey water reuse shall be made as per UDCPR clause No.13.4.1.
64. Occupancy Certificate for the Residential Building will be issued only after obtaining occupancy Certificate for accommodation reservation building i.e. Art. Gallery & Museum building and handing over the same to NMC.
65. NMC Building shall be handover to NMC without any encroachments.
66. NMC building work to be completed under the supervision of Hon. City engineer NMC Plan Design Specification agreement and drawings.
67. Plans design specification agreement and drawings for NMC Building and developer building shall commence only after approval Hon. City Engineer NMC is obtained.
68. Parking area should be paved & kept open for parking purpose only.
69. Fencing shall be made and maintained as per the provisions of DCPR on site.
70. This Permission is given as per the strength of Government Order No.TPS-1196/759/UD-9 Dt:03/01/2003.
71. Previously approved building permission vide G.C.No: A1/BP/06/2020 Dt:11/05/2020 is hereby cancelled.
72. As per UDCPR applicant has requested to get benefit of installment for Premium Paid (Ancillary) F.S.I. the applicant has paid of Rs. Rs. 50,00,000/- is paid vide R.No./B.No.72/9587 Dt: 20/05/2021 balance Amount Rs. 2,06,53,285/- will be paid at the time of occupancy certificate with the interest of @ 8.5% per annum as per UDCR rule no. 2.2.14, B-Option-2. Failing to this remaining payment the permission shall be treated as cancelled.


Executive Engineer
 Town Planning Department
 Nashik Municipal Corporation, Nashik.

No. LND / BP / A1/11/2021
 Nashik, Dt:31/05/2021

Copy to: Divisional Officer
 (C.C. Type)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51600022658**

Project: **NIRVAAN RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: **PART OF S.NO. 648/B1-P, F.P. NO. 311-P at Nashik, Nashik, Nashik, 422002;**

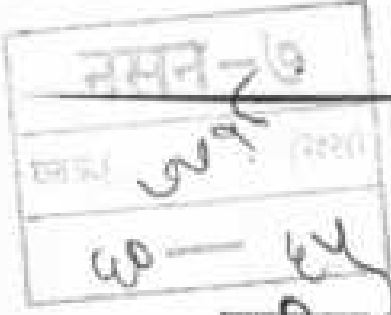
1. Viraj Estates Pvt. Ltd. having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422001.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) 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 10/10/2019 and ending with 30/04/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
 - 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



Dated: 08/09/2021
Place: Mumbai

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



नाशिक महानगरपालिका, नाशिक ARC-946-2

इमारत वापराचा दाखला

(पूर्ण/आंशिकः)

No. 33411

जाचक क्र./निविद क्र. 138-69
दिनांक 20/06/2024

श्री./श्रीमती विनायक विश्वेस प्रगति.

प्रकल्पाचा ठिकाण व पत्ता : दाऊद जमालाणी शरमपुर रोड नाशिक.

संदर्भ : आपला दिनांक 08/03/2024 चा अर्ज क्रमांक अ 9/नगराध्यक्ष/2024

महाराज,

दाखला देण्यात येतो की नाशिक नगरपालिका शिवारातील / सि.स.नं., स.नं. ६४८/ब/२५

प्लॉट नं. — अं.मू.क्र. ३९९ मधील इमारतीच्या पार्किंग मधील सीमेंट फ्लोर मध्ये
मजल्याचे इकडील बांधकाम परवानगी क्र. अ 9/९८/२०२३ दिनांक ३९/०५/२०२३ अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. अजय सीनार रजिस्ट्रेशन क्र. सीपी २०१९/५३२८७
यांचे निरिक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/वैयक्तिक/निवासी कारणासाठी खालील
अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र ७३९६६.८० चौ.मी. या पैकी निवासी ७९९६६.८० निवासेतर — चौ.मी.

२) एकूण घटई क्षेत्र ९९५०७.७२ चौ.मी. या पैकी निवासी ९९५०७.७२ निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/वैयक्तिक/निवासी कारणाकरिताच करता येईल.

२) सदर इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामाध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल

३) ब्लॉक प्लॉट / घरपट्टी इन्टेक्स नं. ७०६०८७९५

४) अग्रिम विभागाचा अंतिम दाखला क्रमांक : NAAC/Fin/Res/12/2024 18/3/2024

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक : —

६) घरपट्टी आकारणी कारणांसाठी संबंधित विभागात संपर्क साधावा.

७) लगावणी-६९८०० पा.क्र. १०२० दि-२४/६/२०२४

इपरीत अन्कलती दाऊद जमालाणी शरमपुर रोड

२६०,६६९६७ भरण्यात आले आहे.

पा.क्र. १०२९ दि-२४/६/२०२४.

कार्यकारी अभियंता

नगर निधीजन विभाग
नाशिक महानगरपालिका नाशिक

नसम-७
रत.क्र. ७५७६ / २०२४
६७ — ६५



5389585

Saturday, October 01, 2022
5:37 PM

पावटी

Original/Duplicate

सीसी डी. 39M

Regn. 39M

पावटी डी. 11175 दिनांक: 01/10/2022

पावटी नाव: नाशिक बाहुर
पावटीचा अड्डा: नसम-७-०५८५-२०२२
पावटीचा प्रकार : स्पेशल पोवर ऑफ वॉटर
पावटी करपाच्या नाव: श्री सीनिक वेंकटेश्वर बाहुर -

सीनिक वॉटर	₹. 100.00
वॉटर हाताळणी वॉटर	₹. 400.00
पुढाची रक्कम: 20	
एकूण:	₹. 500.00

पावटीचा मुदत रक्कम, अड्डा वॉटर वॉटर-२ अड्डा
5:51 PM ह्या वेळेस मिळेल.

S.R. Nashik-7

वातावर मुदत: ₹. 1/-
वॉटर रक्कम: ₹. 0/-
वातावर मुदत रक्कम: ₹. 500/-

सि. दुर्गम विचारात दर्ज-२
नाशिक-७.

1) वेवकाचा प्रकार: DHC रक्कम: ₹. 400/-
सीसी/वॉटर वॉटर वॉटर: 1009202205780 दिनांक: 01/10/2022
सीसी नाव व वॉटर:
2) वेवकाचा प्रकार: eChulan रक्कम: ₹. 100/-
सीसी/वॉटर वॉटर वॉटर: MH007842772202223E दिनांक: 01/10/2022
सीसी नाव व वॉटर:

नसं-७	
सं. ७५७	७०२६
६२	६५



आयुक्त विभाग
HOMELAND DEPARTMENT

भारत सरकार
GOVT. OF INDIA

WHA ISSUED PHOTOCARD

87641391

AAACMA414P

आयुक्त विभाग
HOMELAND DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नवी पत्रिका कार्ड
Permanent Resident Photo Card
SCAPS 1371

MR. PRADEEP
KARAN RAJESH KARAN

पिता/पति - किरण नारायण
KARAN RAJESH KARAN

जन्म दिनांक
Date of Birth
01/01/1971

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8713-4768 2914

जराही आवाज, जराही ओळख

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3393 1576 4025

मेरी आवाज, मेरी पहचान

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3393 1576 4025

मेरी आवाज, मेरी पहचान

ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA

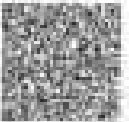
HIGH COURT, BOMBAY
C-2287 3379 2286 687

NAME Archana G. Shirsath
RESIDENCE Tal + Dist + Dist + Dist
ROLL No. 144/2436 / 2005
ENROLLMENT 04-08-2005
DATE 15-07-1976

SECRETARY



CHALLAN
MTR Form Number-6



GRN	MS004880474202425P	BARCODE			Date	08/07/2024-11:04:04		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name NSKT_NASHIK 7 JOINT SUB REGISTRAR					Full Name		VIRAJ ESTATES PVT LTD THROUGH			
Location NASHIK							DIRECTOR KARAN RAJENDRA SHAH			
Year 2024-2025 - One Time					Flat/Block No.		E NO 848/B/2 NASHIK NIRVAAN RESIDENCY			
Account Head Details				Amount In Rs.	Premises/Building		AREA-2973.82 SQ MTR F P NO-311 AND 311A			
0030046401 Stamp Duty				500.00	Road/Street		SHARANPUR ROAD NASHIK			
0030063301 Registration Fee				100.00	Area/Locality		NASHIK			
					Town/City/District					
					PIN		4 2 2 0 0 1			
					Remarks (If Any)					
					SecondPartyName=VIRAJ ESTATES PVT LTD THROUGH DIRECTOR					
					KARAN RAJENDRA SHAH					
				Amount In	Six Hundred Rupees Only					
				600.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502024070800852		6616033333656	
Cheque/DD No.					Bank Date	RBI Date	08/07/2024-11:05:33		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलान कावल केवल मुद्रास निवेदन कार्यालयस नोदणी कार्यालयस दखलनादी लागू आहे . नोदणी न कार्यालयस दखलनादी चलान लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-539-7718	0002624100202425	08/07/2024-11:19:27	IGR579	100.00
2	(S)-539-7718	0002624100202425	08/07/2024-11:19:27	IGR579	500.00
Total Defacement Amount					600.00

539/7718

सोमवार, 08 जुलै 2024 11:20 म.पू.

दस्त गोष्टवारा भाग-1

नसम7

दस्ता क्रमांक: 7718/2024

दस्ता क्रमांक: नसम7 /7718/2024

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नसम7 यांचे कार्यालयात

अ. क्र. 7718 वर दि. 08-07-2024

रोजी 11:18 म.पू. या हजर केला.

पावती: 9141

पावती दिनांक: 08/07/2024

सादरकरपाराचे नाव: विराज इस्टेट्स प्रा. लि. तर्फे डायरेक्टर करण राजेंद्र शाह यांचे वि. मु. भौतिक चंद्रशेखर शाह

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

दस्त हजर करपान्याची सही:

एकुण: 1460.00

Joint S.R. Nashik-7

(एस. के. दयंगे)

सह. मुख्यम निबंधक वर्ग-२
दस्तावेज/दस्तावेज गोष्टवारा

मुद्रांक शुल्क: प्रतिशतैस

शिवका क्र. 1 08/07/2024 11:18:17 AM ची वेळ: (सादरीकरण)

शिवका क्र. 2 08/07/2024 11:18:55 AM ची वेळ: (फी)

Joint S.R. Nashik-7

(एस. के. दयंगे)

सह. मुख्यम निबंधक वर्ग-२
नाशिक - ७.

08/07/2024 11:24:51 AM

दस्तावेजों का भाग-2

पृष्ठ 1

दस्तावेज का क्रमांक: 7718/2024

दस्तावेज का क्रमांक: 7718/2024

दस्तावेज का प्रकार: बीबीपी

क्र.सं.	दस्तावेजों के नाम व पता	दस्तावेजों का प्रकार	आवृत्ति	दस्तावेजों का प्रकार
1	नाम: विराज इस्टेट्स प्रा. लि. तमिल नाडु राज्य का राजेंद्र शाह का पते पि. यू. मीनिक चेंड्रेयार शाह पता: प्लॉट नं. 1, माडा नं. बीबीपी, इमारती के नाम: अन्वेषण टोवर, ब्लॉक नं. एच. जी. रोड, रोड नं. नासिक, पल्लवपुर, चामुई. पिन कोड: AAACM4414F	मिशन देवाय पिन: 53 मार्गदर्शक:		

प्रमाणित दस्तावेजों का दस्तावेज तयार करने के लिए बीबीपी का दस्तावेज दस्तावेज दिनांक अनुसार करना.
दिनांक 8.3 पी कोड: 08 / 07 / 2024 11 : 23 : 27 AM

नोट:-
यदि इस दस्तावेज में कोई भी त्रुटि या त्रुटि है तो दस्तावेज का दस्तावेज दस्तावेज दस्तावेज, न तब ही त्रुटि पट्टिका

क्र.सं.	दस्तावेजों के नाम व पता	आवृत्ति	दस्तावेजों का प्रकार
1	नाम: जी. वरुणा विलेज निराला पिन: 45 पता: एच. जी. रोड नासिक पिन कोड: 422001		

दिनांक 8.4 पी कोड: 08 / 07 / 2024 11 : 24 : 02 AM

Joint S.R. Nishank
(एस. के. निशंक)
प्रमाणित दस्तावेजों का भाग-2

क्र.	प्राप्तकर्ता - व. Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIRAJ ESTATES PVT LTD THROUGH DIRECTOR KARAN RAJENDRA SHAH	eChallan	10000502024070800852	MH004860474202425P	500.00	SD	0002824100202425	08/07/2024
2		DHC		0724086902891	1360	RF	0724086902891D	08/07/2024
3	VIRAJ ESTATES PVT LTD THROUGH DIRECTOR KARAN RAJENDRA SHAH	eChallan		MH004860474202425P	100	RF	0002824100202425	08/07/2024

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

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या दस्तावेजों के लिए दस्तावेज का क्रमांक: 7718/2024

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या दस्तावेजों के लिए दस्तावेज का क्रमांक: 7718/2024
या दस्तावेजों के लिए दस्तावेज का क्रमांक: 7718/2024
(एस. के. निशंक)
प्रमाणित दस्तावेजों का भाग-2
पिन कोड: 422001