340/8040

Friday,October 01 ,2021
12:32 PM

पावती

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

पावती क्रं.: 9855 दिनांक: 01/10/2021

गावाचे नाव: नाशिक शहर
दस्तऐवजाचा अनुक्रमांक: नशन3-8040-2021
दस्तऐवजाचा प्रकार : डिक्लरेशन
सादर करणाऱ्याचे नाव: मे पुजा कन्स्ट्रक्शन्स भागीदारी संस्था तर्फे भागीदार श्री शांतीलाल जगन्नाथ लड्ढा यांचे विशेष मुखत्यार म्हणून श्री अविराम शांतीलाल लड्ढा

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 1000.00

आपणास मूळ दस्त ,बंधनेस्ट पिट,सूची-२ अंदाजे
12:51 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

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

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3009202104745 दिनांक: 01/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006922295202122E दिनांक: 01/10/2021
बँकेचे नाव व पत्ता:

मूळ दस्त परत केली
व सही घेतली.

01/10/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 8040/2021

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	लिजपॉवर
(2)मोबदला	1
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क आकारणी करिता जी स्वयंघोषणा दिली असेल तो तपशील करावा)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) गाव/शिवार नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मुकणी जिल्हा नाशिक तालुका नाशिक येथील नाशिक महानगर पालिका हद्दीतील जोडे नाशिक या गावचे सिटीसर्वेक्षण सर्वे नंबर 485/1/10/11/12 पैकी प्लॉट नंबर 35238 यातील क्षेत्र 703.64 चौ.मी.आणी विक्रीसाठी आकार रुपये 6236.80 फिक्स्चर आणि इतर सामायिक जागेचा हस्तांतरीचे योगदानचा (Survey Number : 485/1/10/11/12 ;)
(5) क्षेत्रफळ	1) 703.64 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली नेसल.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1) नाव:-मे मुक्ता सहकारी वसाहत संस्था मर्यादित तर्फे अधिकृत सही करणार श्री. [illegible] वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: A विंगरीतुका रिजन्सी विहार दुतीय सार मुक्ता सहकारी वसाहत मर्यादित , नाशिक , प्लॉट नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पिन कोड:-422013 पॅन नं:-AAAFP6384N
(8)दस्तऐवज करुन देणा-या पक्षकाराचे वा किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/10/2021
(10)दस्त नोंदणी केल्याचा दिनांक	01/10/2021
(11)अनुक्रमांक,खंड व पृष्ठ	8040/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनासाठी आवश्यकता नाही कारण दस्तऐवजानुसार आकारणी नाही कलमाचा तपशील दिलेनुसार
मुद्रांक शुल्क आकारताना दिलेल्या सवलतीचा अनुच्छेद :-	Affidavit



सूची क्र.II

नोंदणी कायदा १९०८ अन्वये

दस्तऐवज अनिलेखातीत असे

असल्याचे प्रमाणपत्र

सह. दुय्यम निबंधक वर्ग-२

नाशिक-३.

Payment Details

Sr.	Purchaser	Type	Verification no/Vendo	GRN/Licence	Amount	Used At	Cetace Number	Detac Date
1	POOJA CONSTRUCTIONS THROUGH MR SHANTILAL JAGANNATH LADDHA	eChallan	0004867303108304564	MH009222953021225E	100.00	SD	0003300702200122	01/1
2	POOJA CONSTRUCTIONS THROUGH MR SHANTILAL JAGANNATH LADDHA	eChallan		MH009222953021226	100	RF	0003300702200123	01/1
3		DHC		3009202104745	900	RF	3009302104745D	01/1

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

CHALLAN
MTR Form Number-6

GRN	MH008209503021E	BARCODE		Date	30/08/2021-12:55:26	Form ID	25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAN ID / TAN (If Any)	
		PAN No.(If Applicable)	AAKFP5384H
Office Name	NSK0_NASHIK 3 JOINT SUB REGISTRAR	Full Name	POOJA CONSTRUCTIONS THROUGH MR SHANTILAL JAGANNATH LADDHA
Location	NASHIK		
Year	2021-2022 One Time	Flat/Block No.	SURVEY NO 495/1/3/1/1/2/3/PLOT/5/6/38 AREA 7055.64 SQ MTRS
		Premises/Building	
		Road/Street	POOJA BLOSSOM APARTMENT
		Area/Locality	NASHIK
		Town/City/District	
		Pin	4 2 2 0 1 1
		Remarks (If Any)	
		SecondParty Name	

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

नसन – ३

Amount In Words: Two Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00400720210830456409	IK39420RMI
Cheque/DD No.		Bank Date	RBI Date	30/08/2021-12:34:56	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 : Mobile No. : 9673373931

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी होणाऱ्या दस्तासाठी लागू आहे. नोंदणी न झालेल्या दस्तासाठी सदर चलन लागू नाही.

Print Date 30-08-2021 12:56:18

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	30092021047A5	Date	30/09/2021
Received from self, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.			
Payment Details			
Bank Name	shilpay	Date	30/09/2021
Bank CIN	10004152021090004218	REF No.	202127365547182
This is computer generated receipt, hence no signature is required.			

नसन-३

Cc-D/1221

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नसन-३

दस्त क्रमांक ८८०१/२०२१

-1-

०-४५

// SHREE //

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT made and executed on this 14th day of the Month of September/October in the Christian Year 2021 at Nashik.

BETWEEN

Pooja Constructions, A Partnership Firm [Pan No. AAWFP 5384 N], Through its Partner **Mr. Shantilal Jagannath Laddha,** Age - 55 years, Occupation- Business & Agriculturist, [Aadhar No. 5983 5467 6671], Office No.4, Siddhi Pooja Regency, Old Gangapur Naka, Behind Hotel Vihar, Gangapur Road, Nashik-422005, herein after referred to as **"THE GRANTOR OWNERS & PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include the said Partnership Firm, its Partners for the time being constituting the said Partnership Firm, their executors, administrators, representatives and assigns) of the **ONE PART.**

WHEREAS :

FIRST-

M/s. Pooja Constructions a Partnership Firm through its Partners 1] Mr. Shantilal Jagannath Laddha, 2] Mrs. Padma Shantilal Laddha & 3] Mrs. Archana Harish Kela (Hereinafter referred to as the Grantor Owners & Promoters) are seized and possessed of and otherwise well and sufficiently entitled to a Non-Agricultural Piece of land bearing Revenue Survey No. 465/1+10+11+12/35, Plot No. 35 admeasuring 371.70 sq.mtr. assessed at N.A. assessment of Rs. 490.64 Ps. & Revenue Survey No. 465/1+10+11+12/36, Plot No. 36 admeasuring 371.70 sq.mtr. assessed at N.A. assessment of Rs. 490.64 Ps. total admeasuring 743.40 sq. mtrs., situate, lying and being at Village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik (more particularly described in Schedule-I, hereunder written and hereinafter referred to as the "Said Property" for the sake of brevity) together with T.D.R. F.S.I. of 655.30 sq. mtrs. out of D.R.C. No. 800 dtd. 25/01/2019 of Nashik Municipal Corporation, Nashik vide Formula 1397.70x281.45/6000=655.30.

नमुना-३

AND WHEREAS the aforesaid property has been purchased by the Grantor Owners & Promoters from Mr. Anilkumar Kisanchand Lulla vide registered Sale Deed dtd. 31/10/2018 bearing Registration No.7620/2018 dtd.02/11/2018. In pursuance of execution of the said Sale Deed the name of the Grantor Owners & Promoters were entered into ownership column of the said property vide M.E. No. 201105.

AND WHEREAS layout plan of the said property has been finally approved by the Assistant Director, Town Planning, Nashik Municipal Corporation, Nashik vide Order No. Outward No./Town Planning Department/Final/154/2301 dtd. 12/08/1998.

AND WHEREAS the said property has been converted for Non Agricultural use vide the order of the Collector of Nashik bearing No. Maha/Desk-3/N.A.S.R./226/97, dtd. 12/06/1997.

AND WHEREAS as per sanctioned layout plan of the said property a colony road of 9.00 mtrs. width has been shown and prepared on the North side of the aforesaid plots. However as per the recent building bye-laws, Rules & Regulation of Nashik Municipal Corporation Nashik, the colony road of 9.00 mtrs. width shall required to be widened to the extent of 9.00 mtrs. width & for that purpose it is necessary for the plot owners to surrender required area for road widening in favour of Nashik Municipal Corporation Nashik before sanction of building plan on the said plots. In pursuance whereof an area admeasuring 19.88 sq. mtrs. of each plot is required to be transferred in the name of Nashik Municipal Corporation Nashik for Road Widening. Accordingly the Promoters have transferred the said area of 19.88 sq. mtrs. of each plot in favour of Nashik Municipal Corporation Nashik. In pursuance whereof Town Planning Department of Nashik Municipal Corporation Nashik issued Letter dtd. 20/12/2018 to the Talathi of Nashik & accordingly necessary change has been made in the revenue record of the said plots by effecting M.E. No. 201106 and 201105 respectively. Hence the remaining area admeasuring 351.82 sq.mtrs. of each plots remained in the name of the Grantor Owners & Promoters.

AND WHEREAS the Grantor Owners & Promoters have amalgamated the said two plots into one plot & thereby obtained Amalgamation Permission from Assistant Director of Town Planning, Nashik Municipal Corporation, Nashik vide Letter No. LND/AML/Nashik/DCR/0127/2019 dtd. 16/04/2019. In pursuance whereof the said two plots have been amalgamated into one plot & has been renumbered as Survey No. 465/1/10/11/12 Plot No. 35/36 admeasuring 743.40 sq. mtrs. The said change of Plot Number is effected in the revenue records of the said plots vide M.E. No. 201329.

AND WHEREAS the Grantor Owners & Promoters herein have purchased T.D.R.F.S.I of 655.30 sq. mtrs. out of DRC Certificate No. 800 dtd. 25/01/2019 vide Formula 13970x281.45/6000=655.30 sq.mtrs. from Mr. Karan Rajendra Shah vide Registered Sale Deed dtd. 15/03/2019 bearing Registration No. 2263/2019 dtd. 18/03/2019. The said T.D.R. has been used & utilized by the Grantor Owners & Promoters for construction of building on the said property.

SECOND -

The said property falls within the residential zone of the Development plan of Nashik and that the tenure of the said property is free hold and marketable.

THIRD -

AND WHEREAS the Grantor Owners & Promoters have constructed a multi-storied building consisting of various premises and the building is known as **POOJA BLOSSOM APARTMENT** (hereinafter referred as the said building) on the said property, consisting of residential flats, open parking spaces, covered parking spaces and such other premises as per the approved building plans, with a view to sell the said premises therein, on **OWNERSHIP BASIS** to the intending Purchasers/Allottees.

AND WHEREAS the Grantor Owners & Promoters have prepared building plan of the proposed building on the said property and got it sanctioned from the Nashik Municipal Corporation vide **Commencement Certificate No. LND/BP/Nashik/A-4/235/2019, dtd. 26/09/2019.**

AND WHEREAS the Grantor Owners & Promoters have completed construction of the said building on the said plot in all respect and hence Nashik Municipal Corporation, Nashik issued building Completion Certificate vide Letter bearing **No. Outward No./Nanivi/Nashik/26932/2021 dtd. 07/06/2021.**

AND WHEREAS the Grantor Owners & Promoters have registered the Project under the Provisions of the Act with the **Real Estate Regulatory Authority at Mumbai bearing No. P51600023269 dtd. 09/12/2019.**

FORTH -

That the aforesaid building has a total built up area admeasuring 1262.30 sq. mtrs. is allowed to be used for residential purpose. The Carpet area of the constructed premises out of the said building at the time of issuing of Completion Certificate is 1338.76 sq. mtrs. is allowed to be used for residental purpose. The said area is covered as per the sanctioned building plans in Ground + 4 Upper Floors of the said Building. The said building is having 6 Residential units on each floor from 1st Floor to 4th Floor totaling 24 residential flats. The said building is having 1 electrical lift. That the construction of the said units out of the said building is complete & ready for use and occupation.

AND WHEREAS the Grantor Owners & Promoters have decided to submit the said property along with the said Building on the said property under the scheme of apartment U/s. 2 & 11 of the Maharashtra Apartment Ownership Act 1970 and under Rule 3 of the Maharashtra Apartment Rules 1972 hereinafter referred to and known as **"POOJA BLOSSOM APARTMENT".**

RESIDENTIAL APARTMENT:- As mentioned hereinabove, the building constructed on Revenue Survey No. 465/1/10/11/12/Plot/35/36 consists of 24 Residential Units. The measurements of the Flats/ Residential Apartment Units shall be calculated on the basis of Carpet area.

The details of the premises in the said building together with balcony, terrace & parking area etc. is described hereunder :-

Floor	Unit No.	Flat Area	Balcony Area	Terrace Area	Parking Area	Total Flat Area Carpet sq. mtrs.

1	2	3	4	5	6	(3+4)
First	01	65.20	8.925	-	18.58	74.125
First	02	39.82	5.4	-	9.29	45.22
First	03	37.25	10.53	-	9.29	47.78
First	04	37.25	10.53	-	9.29	47.78
First	05	39.74	5.4	-	9.29	45.14
First	06	65.72	8.925	-	18.58	74.645
Second	07	65.2	8.925	-	18.58	74.125
Second	08	39.82	5.4	-	9.29	45.22
Second	09	37.25	10.53	-	9.29	47.78
Second	10	37.25	10.53	-	9.29	47.78
Second	11	39.74	5.4	-	9.29	45.14
Second	12	65.72	8.925	-	18.58	74.645
Third	13	65.2	8.925	-	18.58	74.125
Third	14	39.82	5.4	-	9.29	45.22
Third	15	37.25	10.53	-	9.29	47.78
Third	16	37.25	10.53	-	9.29	47.78
Third	17	39.74	5.4	-	9.29	45.14
Third	18	65.72	8.925	-	18.58	74.645
Fourth	19	65.2	8.925	-	18.58	74.125
Fourth	20	39.82	5.4	93.03	9.29	45.22
Fourth	21	37.25	10.53	-	9.29	47.78
Fourth	22	37.25	10.53	-	9.29	47.78
Fourth	23	39.74	5.4	92.92	9.29	45.14
Fourth	24	65.72	8.925	-	18.58	74.645

FIFTH -

COMMON AREAS AND FACILITIES :-

a) All that piece and parcel of land as described in Para first of this Deed.

b) All the plumbing network and electric network throughout the building.

c) The foundation, main wall, columns, girders, beams, roofs etc. of the building more particularly described in Exhibit "A" of this Deed.

d) The staircase and passage on each floor of the said Building.

e) Ground Water Tank with Municipal Water Tap connection of 1.5 Inch withseperate meter.

f) Overhead water tank along with electrical motor fittings.

g) Drainage Line.

h) Top common Terrace of the building except allotted terrace.

i) Allotted Parking Space to all Flats Owners on ground floor.

j) Electric Lift with battery backup.

नसन – ३

k) Bore well with Pump with Electric connection.

l) Attractive Entrance Lobby.

m) Intercom system to each flat holder security person.

n) Video Door Phone System provided for every flat.

o) Provision of Inverter points.

SIXTH :-

That the right, title and interest of each Owners of the unit in general common area and facilities as well as proportionate representation for voting purpose in the meeting of the Association of Apartment Owners of the **"POOJA BLOSSOM APARTMENT"** Condominium is based on the proportionate value of each unit to the total value of all units as follows & The details of the premises/unit nos. in the said building together with unit nos. name, ownership & voting rights, documents registration nos. & date & name of owners/Allottees etc. is described hereunder :-

Unit No.	% of Ownership Rights & Voting Rights	Doc. Reg. No. & Date	Name of Owners/Allottees
01	3.50	7073/2020 Dtd. 10/12/2020	Smt. Pankaja Kamlesh Ahire
02	3.40	4818/2020 Dtd. 23/09/2020	Bharati Keshav Pagare
03	3.50	4818/2020 Dtd. 23/09/2020	Bharati Keshav Pagare
04	3.50	2956/2021 Dtd. 23/03/2021	Sangita Mahendra Jadhav
05	3.40	2956/2021 Dtd. 23/03/2021	Sangita Mahendra Jadhav
06	5.60	8039/2020 Dtd. 30/12/2020	1] Milind Tukaram Ghorpade & 2] Priyanka Milind Ghorpade
07	5.50	2347/2021 Dtd. 09/03/2021	Sudha Arun Jondhale
08	3.40	1079/2021 Dtd. 03/02/2021	1] Shital Bharatrao Saraf & 2] Swati Shital Saraf
09	3.50	1079/2021 Dtd. 03/02/2021	1] Shital Bharatrao Saraf & 2] Swati Shital Saraf
10	3.50	7981/2020 Dtd. 29/12/2020	1] Vindo Kamalakar Chavan & 2] Anjali Vinod Chavan
11	3.40	7982/2020	1] Vindo Kamalakar Chavan &

नमुना - ३

		Dtd. 29/12/2020	2] Anjali Vinod Chavan
12	5.60	8038/2020 Dtd. 30/12/2020	1] Pratibha Suresh Deshmukh & 2] Suresh Ganpat Deshmukh
13	5.50	7438/2020 Dtd. 18/12/2020	Shekhar Pradip Naik
14	3.40	6282/2020 Dtd. 10/11/2020	Vicky Nitin Nagpure
15	3.50	6281/2020 Dtd. 10/11/2020	Vicky Nitin Nagpure
16	3.50	6286/2020 Dtd. 10/11/2020	Dinesh Keshav Thorat
17	3.40	6285/2020 Dtd. 10/11/2020	Dinesh Keshav Thorat
18	5.60	1207/2021 Dtd. 01/02/2021	1] Chetangiri Gulabgiri Gosavi & 2] Harshada Chetangiri Gosavi
19	5.50	Unsold	Grantor Owners & Developers Pooja Constructions Partnership Firm
20	3.00	8043/2020 Dtd. 30/12/2020	1] Indrayani Nitin Varandal & 2] Nitin Ratan Varandal
21	3.50	8040/2020 Dtd. 30/12/2020	1] Indrayani Nitin Varandal & 2] Nitin Ratan Varandal
22	3.50	7909/2020 Dtd. 28/12/2020	Kedargir Niranjangir Buwa
23	3.60	7912/2020 Dtd. 28/12/2020	Kedargir Niranjangir Buwa
24	5.60	7381/2020 Dtd. 17/12/2020	Sushila Haribhau Patil

SEVENTH - That the Administration of **"POOJA BLOSSOM APARTMENT"** Condominium along with the building and all the piece and parcel of the plot below the said building shall be in accordance with the provisions of this Deed.

EIGHTH -That as appears above, a plan of Apartment Ownership is hereby constituted and subjected to the provisions of the Maharashtra Ownership of Apartment Act 1970, so that each unit may be conveyed and Registered as individual property capable of individual and independent use along with the common areas and facilities.

नमुना-३

NINETH -That for the purpose of stamp duty and Registration fees to be imposed on the registration of Deed of Apartment U/s. 13(5) of the Maharashtra Ownership of Apartment Act-1970, the value of **"Pooja Blossom Apartment"** Condominium has been considered as per Agreements of Flats out of the said Building.

That for the purpose of Registration of this Deed of Declaration Stamp of Rs. 100/- is used.

The Building is described as **"POOJA BLOSSOM APARTMENT"**.

TENTH -That the general and / or restricted common areas and facilities shall remain undivided and no owners shall bring any action for partition or division thereof. That no owners shall also be entitled to claim any right, title or interest in the common parking space of the Building.

ELEVENTH -That the percentage of undivided interest in general and/ or restricted common areas and facilities established herein shall not be changed except with the unit even though such interest is not expressly mentioned in the conveyance.

TWELFTH -That each apartment owners shall comply with the provisions of this deed, bye-laws, decision and resolutions of the Association of Apartment owners and failure to comply with any such provisions, decision or resolution shall be grounds for an action to recover sums due for damages or for injuctive relief.

THIRTEENTH -That no apartment owners of the unit in the said building may exempt himself/ herself /themselves from the liability for his/ her/ their 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 the unit.

FORTEENTH -That all persons i.e. present or future owners, tenants, or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the unit shall not be rented or given for any purpose other than the specified purpose.

FIFTEENTH -That if the property, subject to the plan of Apartment Ownership is totally or partly damaged or destroyed, then the repair,

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reconstruction or disposition of the property shall be carried out as per the provisions of Maharashtra Apartment Ownership Act 1970.

SIXTEENTH -That in a voluntary conveyance of a unit, the grantee alone shall be liable for all unpaid assessment, charges, balance amounts for common expenses etc.

SEVENTEENTH -That the insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the association of apartment owners on each apartment owners in proportion to the area possessed by him/her/them.

EIGHTEENTH -That so long as the Grantor Owner & Developer herein owns one or more of the units, the grant shall be subject to the provisions of this Deed and of the Exhibit A attached hereto and the Grantor Owner & Developer 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 bulding or other rights assigned to the Association by reason of the establishment of the **"POOJA BLOSSOM APARTMENT".**

NINETEENTH -That the dedication of the property to the plans of Apartment Ownership herein shall not be revoked or the property removed from the plan of Apartment Ownership or any of the provisions herein unless all the Apartment Owners and the Mortgagors of all the Mortgages covering the units, unanimously agree to such revocation of amendment for removal of the property from the plan of Apartment by duly registered instrument.

TWENTYETH -All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any unit shall constitute charges 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.

TWENTY FIRST -That, where a unit is sold by a mortgagee in exercise of his power of sale under an English Mortgage or by a Court in execution of a decree in a suit brought by a mortgagee against the Owners of such unit, then neither the mortgagee nor the purchaser who derives title to the 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,

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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.

TWENTY SECOND – It is hereby expressly provided that the Top Terrace is attached from internal stair case from the Flat No. 20 & Flat No.23 of the said building and it shall be used by the purchasers of the said flats only. Remaining top terrace area shall be used in common by all the Purchasers in the said Apartment. The said common top terrace shall always be kept open to sky. The purchasers of other flats in the said building shall not be permitted to raise any objection for use of the exclusive top terrace space internally attached from Flat No. 20 & Flat No.23 by the respective flat purchasers. The purchasers of other flats in the said building shall have no right title and interest in respect of the said exclusive top terrace space internally attached from Flat No. 20 & Flat No.23 of the said building known as Pooja Blossom Apartment. The Grantor Owner & Developer has also provided a separate door for entering the said top terrace above Flat No. 20 & Flat No. 23 from the common terrace of the said building. The said top terracespace on Flat No. 20 & 23 has been covered with wall. A door is provided for entering the said top terrace space on Flat No. 20 & 23 from the common terrace space and respective flat of the said building. The other three sides of the said top terrace space on Flat No. 20 & 23 has been covered by top terrace parapet wall of the said building. The Purchasers of Flat No.20 & 23 shall alone be liable and responsible to maintain the said top terrace above their flat at their cost and expenses. The Purchasers of Flat No.20 & 23 shall be liable to keep open to sky the said top terrace space above their respective flats. The Purchasers of Flat No.20 & 23 shall not be entitled to close the top terrace space above their flats by casting RCC slab. However the Purchasers of Flat No.20 & 23 shall be entitled to use and enjoy the said top terrace space above their flats exclusively. No other Purchasers or holder of premises out of the said building shall be entitled to raise any question or to take objection for use of the said top terrace space above Flat No. 20 & 23 by their respective Purchasers.

SCHEDULE - I

Description of the said property referred to above.

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All that piece and parcel of non-agricultural land bearing **Revenue Survey No. 465/1/10/11/12/Plot/35/36 admeasuring 7.03.64 Area Sq. Mtrs. i.e. 703.64 sq. mtrs.** assessed at N.A. assessment of Rs. 928.80 Ps. together with premium F.S.I. of 171.33 sq. mtrs. & T.D.R. area of 655.30 sq. mtrs. out of DRC No. 800 dtd. 25/01/2019, situate, lying and being at **village Nashik,** Taluka & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik and bounded as under:-

On or towards the East	:	By Plot No. 37, 38 & 39
On or towards the West	:	By Plot No. 34
On or towards the South	:	By Plot No. 32 & 33
On or towards the North	:	By 9.00 mtrs. Wide Colony Road

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND THE YEAR FIRST MENTIONED HEREINABOVE:-



SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED

'GRANTOR OWNERS & PROMOTERS'

POOJA CONSTRUCTIONS

A Partnership Firm Through Its Partner

Mr. Shantilal Jagannath Laddha

(Grantor Owners & Promoters)

In the presence of ...

1.

2.



EXHIBIT "B"

BYE-LAWS OF "POOJA BLOSSOM APARTMENT" CONDOMINIUM

1) **SHORT TITLE :-** These bye-laws may be called the bye-laws of **"POOJA BLOSSOM APARTMENT"** Condominium.

2) **APPLICATION :-** The provisions of these bye-laws apply to the **"POOJA BLOSSOM APARTMENT"** Condominium.

All the present and future Owners of tenements, 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 bye-laws.

The Mere acquisition on rental or taking on license, lease of any of the units (hereinafter referred to as "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 **"POOJA BLOSSOM APARTMENT"** Condominium.

c. "Board" means a Board of Managers consisting of 8 persons all of whom shall be Owners of apartment in the **"POOJA BLOSSOM APARTMENT"** Condominium.

d. "Building" means the building located at village **Nashik**, Tal. & Dist. Nashik on all that piece & parcel of **Revenue Survey No. 465/1/10/11/12/Plot/35/36 admeasuring 7.03.64 Ares Sq. Mtrs. i.e. 703.64 sq. mtrs.** known as **"POOJA BLOSSOM APARTMENT"** Condominium and includes the land forming part thereof.

e. "Declaration" means the Declaration which the sole owners of the building or all the owners of the building have executed and registered as provided in Section 2.

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f. "Majority of Owners" means those owners holding 51 percent of the votes in accordance with the percentage assigned in the Declaration.

g. "Owners" or "Apartment Owners" means those persons owing an apartment in **"POOJA BLOSSOM APARTMENT"** Condominium.

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

i. "Unit" means a Flat Unit in **"POOJA BLOSSOM APARTMENT"** Condominium.

j. "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 them in the Act.

3. The building located on all that piece & parcel of Non-Agricultural land bearing **Revenue Survey No. 465/1/10/11/12/Plot/35/36 admeasuring 7.03.64 Ares Sq. Mtrs. i.e. 703.64 sq. mtrs.** situate, lying and being at **Village Nashik,** Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik & known as **"Pooja Blossom Apartment"** Condominium is submitted to the provisions of the said Act.

4. **OBJECTS OF THE ASSOCIATION :-**

I. **<u>The objects of the Association shall be</u>** :-

a. To be and to act as the Association of Apartment Owners of the building called as the **"Pooja Blossom Apartment"** Condominium (hereinafter called "the said building") who have filed their respective Declarations to submit their apartment 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 portion/s of the common areas to outsider/s for commercial purpose and to distribute the common profits left, after deducting the common



expenses among the apartment Owners as common profits or accumulate the same for building up reserve fund.

e. To provide for and to do all or any of the matters provided in sub-section (2) of the Section 16 of the said Act.

f. To pay, advance with the consent of the apartment Owners, any 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 all such activities on its own accounts or jointly with individuals or with institutions, educational, physical, social and re-creative activities, for the benefits 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 benefits of the employees of the Association.

i. To do all things necessary for and otherwise provide their welfare expedient for the attainment of the objects specified in these bye-laws.

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

5. MEMBERS OF ASSOCIATION :-

i. All persons who have purchased apartments in **"POOJA BLOSSOM APARTMENT"** Condominium and executed respective Declarations under section 5 submitting their apartment to provisions of the Act shall automatically become the members of the Association and shall pay the sum of one hundred rupees as entrance fee and shall purchase at least one share of the face value of Rs. 1000/-. Each apartment Owners shall receive a copy of the bye-laws on payment of Rs. 500/-.

ii. Upon any apartment Owners 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

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Association and shall be admitted as member on payment of the entrance fee of one hundred rupees. The shares held by an apartment Owners shall be transferred to the name of such purchaser or donee on payment of ten thousand rupees to the Association.

iii. On the death of an apartment Owners, his/her/their apartment shall be transferred to the person or persons to whom he/she/ they bequeaths the same by his/her/their will or to the legal representatives, heirs of his/her estate, in case he/she 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 **"POOJA BLOSSOM APARTMENT"** Condominium as apartment Owners or joint apartment Owners. Where by a legatee is a minor, the apartment Owners 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 they shall be entitled to the apartment jointly and the share of the Association shall be issued in their joint names but the person whose name stands first in the share certificates shall alone have the right to vote.

7. **HOLDING OF ONE SHARE COMPULSORY:** - Every apartment Owners must hold at least one share of the Association (joint apartment Owners holding the share jointly).

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

CHAPTER - II

:: VOTING, QUORUM AND PROXIES::

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9. **VOTING**:-Voting shall be on equal basis, i.e. one member will cast one vote.

10. **QUORUM**: - Except as otherwise provided in these bye-laws the presence in person of a majority of Owners shall constitute a quorum.

11. **VOTE TO BE CAST IN PERSON**: - Vote shall be cast in person.

CHAPTER - III

:: ADMINISTRATION::

12. **POWERS OF OWNERS AND DUTIES OF ASSOCIATION** :- The Association will have the responsibility of administering the **"POOJA BLOSSOM APARTMENT"** Condominium approving the annual budget, establishing and collecting monthly assessment, maintenance and arranging for the management of the **"Pooja Blossom Apartment"** 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 from time to time be decided.

14. **ANNUAL MEETINGS**: - The first annual meeting of the Association shall be held on 1st May 2022 & thereafter on 1st day of May 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 these bye-laws.

The Owners may also transact such other business of the Association as may properly come before them.

15. **SPECIAL MEETINGS**:- It shall be the duty of the President to call a special meeting of the apartment Owners as directed by a resolution of the Board or upon a petition signed by a majority of the Owners and having been presented to the Secretary or at the request of the Housing Commissioner or as the case may be, the Registrar or any officer duly authorized by him in this behalf. The notices of any special meeting shall state the time and place of such a meeting and the

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purpose thereof. No other business shall be transacted at a special meeting, except as stated in the notice without the consent of four-fifths of the Owners present in person.

16. **NOTICE OF MEETING:** - It will be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating therein the purpose of the meeting as well as the time and place where it is to be held to each apartment Owners, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of such a notices must be in the manner provided in the bye-laws shall be considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner or as the case may be to the Registrar.

17. **ADJOURNED MEETING**:- If in any meeting Owners cannot be organized because a quorum has not attended the Owners who are present, may adjourn the meeting to a time not less than forty eight 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 meetings of the Owners of units shall be as follows :-

a) Roll Call.

b) Proof of notice of meeting or waiver of notice.

c) Reading of minutes of preceding meeting.

d) Report of officers.

e) Report of the Housing Commissioner or the Registrar or of the Officer duly authorized by them, if present.

f) Report of Committees.

g) Election of Board of Managers.

h) Unfinished business, if any.

i) New Business.

CHAPTER IV

BOARD OF MANAGERS

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19. **MANAGEMENT OF ASSOCIATION** :- The affairs of the Association shall be governed by a Board of Managers.

20. **POWERS AND DUTIES OF BOARD** :- The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not 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:

a) Care, upkeep and surveillance of the **"Pooja Blossom Apartment"** Condominium the common areas and facilities.

b) Collection of monthly assessment from the Owners.

c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **"Pooja Blossom Apartment"** Condominium 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, count cash balance and deal with other miscellaneous business.

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

23. **ELECTION AND TERM OF OFFICE** :- At the first annual meeting of the Association, the term of office of Eight Managers shall be fixed for four years. At the expiration of the initial term of respective Manager, his/her successor shall be selected/elected to serve a term of four

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years. The manager shall hold office until their successors have been selected/elected and hold their first meeting.

24. **VACANCIES** :- Vacancies in the Board caused by any reason other then the removal of a Manager by a vote of the Association shall be filled by vote of the majority of the remaining Managers, even though they may 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 may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the Owners shall be given an opportunity to be heard 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 Managers were elected and no notice shall be necessary to the newly elected Managers in order legally to constitutes such meeting, 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

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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 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 at 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 the Managers present at a meeting at which a quorum is present shall be the acts of the Board. If, at any meeting of the Board, there be less than a quorum present, 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 Secretary & a Treasurer all of whom shall be elected by and from the Board.

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 vote of a majority of the members of the Board any officer may be removed, either with or

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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/CHAIRMAN**:- The President/Chairman 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 office 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. **SECRETARY**:- The Secretary shall keep the minutes of the meeting of the Board and the minutes of all meetings of the Association, he shall have charge of such books and papers general as the Board may direct and he shall perform all the duties incident to the office of Secretary.

37. **TREASURER**:- The Treasurer shall be responsible for funds and securities of the Association 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 deposit of all moneys and other valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board.

CHAPTER - VI

:: OBLIGATION OF THE APARTMENT OWNERS ::

38. **ASSESSMENTS** :- All Owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to **"POOJA BLOSSOM APARTMENT"** Condominium, which may include an insurance premium 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-rata 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 and a Reserve Fund for Replacements.

39. **MAINTENANCE AND REPAIR** :-

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1) Every Owners must prefer promptly, all maintenance and repair work within his own unit, which if omitted would affect **"POOJA BLOSSOM APARTMENT"** Condominium 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 Owners 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.

40. **USE OF FAMILY UNITS- INTERNAL CHANGES** :-

1) All Flat units shall be utilized for residential purpose only.

2) An Owners 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 installations.

41. **USE OF COMMON AREAS AND FACILITIES & RESTRICTED COMMON AREAS & FACILITIES** :- An Owners shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of **"POOJA BLOSSOM APARTMENT"** Condominium 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.

42. **RIGHT OF ENTRY** :-

1) An Owners 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

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emergency originating in or threatening his unit, whether the Owners is present at the time or not.

2) An Owners 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 Owners. In case of an emergency, such right of entry shall be immediate.

43. <u>RULES OF CONDUCT</u> :-

1) No resident of **"POOJA BLOSSOM APARTMENT"** Condominium shall post any advertisement or posters of any kind on the building except as authorized by the Association.

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

3) It is prohibited to hang garments, rugs, etc. from the windows, balconies or from any of the facades of **"POOJA BLOSSOM APARTMENT"** Condominium.

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 purpose in the service areas. If such installations is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.

6) No Owners, resident or lessee shall install wiring for electrical or telephone installation, television antenna, machines or air-conditioning units, etc. on the exterior of **"POOJA BLOSSOM APARTMENT"** Condominium or that protrude through the walls or the roof of the Condominium except as authorized by the Association.

CHAPTER - VII

:: FUNDS AND THEIR INVESTMENTS ::

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

a) By shares.

b) By contributions and donations from the apartment Owners,

c) From common profits which shall form the nucleus of the Reserve Fund,

d) By raising loans, if necessary, subject to such terms and conditions as the Association with approval of the Competent Authority, may determine in this behalf.

45. 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, 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.

46. AFFILIATIONS :- Should there be any Federation of apartment-Owners in the locality in which **"POOJA BLOSSOM APARTMENT"** condominium is situate, the Association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such Federation under the rules thereof.

47. ACCOUNTS :-

1) A banking account shall be opened by the Association in to which all moneys received on behalf of the Association shall be deposited, provided that the Secretary may retain in his personal custody an amount not exceeding Rs.1,000/- for petty expenses. All payments above Rs. 500/- shall be made by cheques signed by the Secretary, and one member of the Board.

2) Each apartment Owners 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

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expenses and his share of assessment and other dues, if any, in respect for 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 of these liabilities and assets and how the value of fixed assets has been arrived at.

4) The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof shall be submitted to the competent authority not later than 15th August every year.

5) Every financial statement shall be accompanied by a complete list of the apartment Owners. There shall also accompany the financial statement and similar list of loonies. The financial statement shall state up to what date profits and expenses of common areas are included.

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

49. **APPOINTMENT OF AUDITOR** :- The Association shall appoint at its general meeting, an auditor who shall audit the accounts of the Association to be prepared by the board as hereinbefore provided and shall examine the annual return and verify the same, with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and accordance with law, or specially report to the Association in what respect the funds it is incorrect, unvouched or not in accordance with law.

50. **POWER OF AUDITOR** :- The Auditor shall be entitled to call for an examine any papers or documents belonging to the Association relating to the common areas and facilities (including limited common areas and

नमुना - ३
दस्त Co-570/2011
25

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.

CHAPTER - VIII

:: MORTGAGEES ::

51. **NOTICE OF ASSOCIATION** :- An Owners 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 titled "Mortgagees of Units".

52. **NOTICE OF UNPAID ASSESSMENT** :- The Association shall at the request of a mortgagee of a unit report any unpaid assessment due from the Owners of such unit.

CHAPTER - IX

:: COMPLIANCE ::

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

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

CHAPTER - X

AMENDMENTS TO PLAN OF APARTMENT OWNERSSHIP

55. **AMENDMENTS OF BYE-LAWS** :- The bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by Owners representing at least 75% of the total value of all units in **"POOJA BLOSSOM APARTMENT"** as shown in the Declaration.

नसन-३

IN WITNESS WHEREOF, THE PARTIES HERETO AND ON THE DUPLICATE HEREOF, SET AND SUBSCRIBED THEIR RESPECTIVE HANDS, SEALS ON THE DAY AND MONTH AND THE YEAR FIRST WRITTEN HEREINABOVE MENTIONED.



SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED
'GRANTOR OWNERS & PROMOTERS'
POOJA CONSTRUCTIONS
A Partnership Firm Through Its Partner
Mr. Shantilal Jagannath Laddha

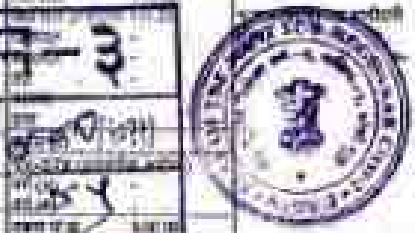
(Grantor Owners & Promoters)

In the presence of ...

1.

2.

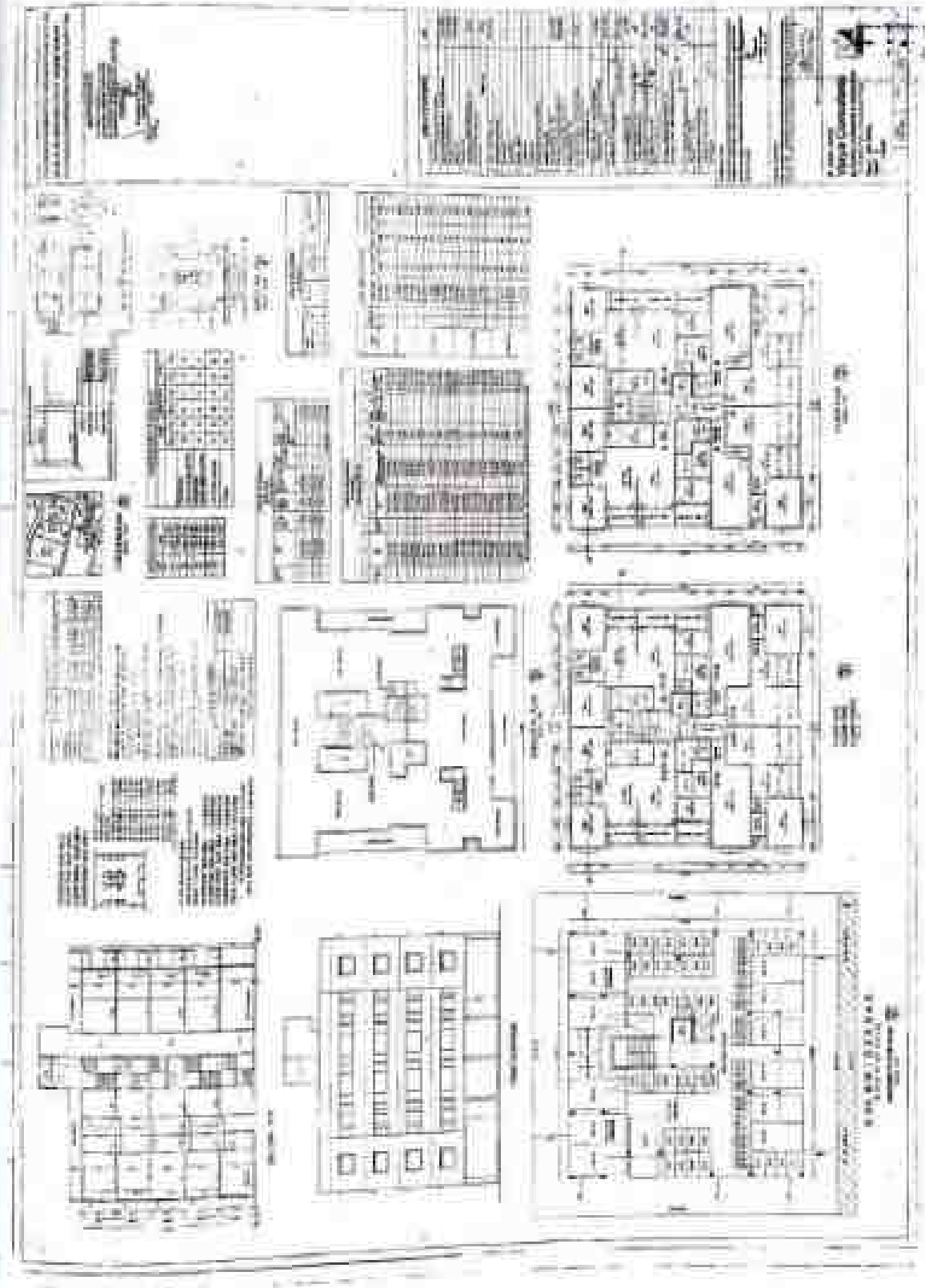
नमूना - ३







नसन-३



नसन-३

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 9(4)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800033269**

Project: **POOJA BLOSSOM APARTMENT***Plot Bearing / CTS / Survey / Final Plot No.:***PLOT NO 35 36 58 NO 4557/10/11/12 at Nashik (M Corp.), Nashik, Nashik, 422011.**

1. **Pooja Construction** having its registered office / principal place of business at *Tahsil:* **Nashik**, *District:* **Nashik**, Pin **422009.**
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees.
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **08/12/2019** and ending with **31/05/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
   - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-12-2019 13:09:39

Dated: 09/12/2019
Place: Mumbai

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

नसन-३

नाशिक महानगरपालिका, नाशिक

इमारत बांधकाम शाखा

No. 26932 (पूर्व/अन्तिम:)

जावक क्र./नमिपा/नरवि/[illegible] दिनांक : 04/06/2025

श्री./श्रीमती पुनम कल्पतरू कल्याण आगीवारी सोसा.

इमारतीचे ठिकाण व पत्ता : सिटीको ऑटोमोबाईल, नाशिक आहेरवाडी, नाशिक

संदर्भ : आपला दिनांक 04/06/2025 चा अर्ज क्रमांक सीओ/नरवि/2042/2025

महाशय,

इमारत देण्यास येते की, सशर्त, विकासशुल्क/वि.प्र.शु., रु.रु. 4[illegible]/-, पावती क्र. [illegible] दि. [illegible] मौजे नाशिक, सर्वे नं.35+36 अं.मु. क्र. — यातील इमारतीच्या हक्क व भार असलेले मंजूर इमारत बांधकाम परवानगी क्र. 0220/2021/नरवि/नाशिक/दावा/2021/001 दिनांक 20/05/2021 मध्ये दिलेल्या आर्किटेक्ट/इंजि./सुपरवायझर, श्री. [illegible] उपयोगकर्ता क्र. 93[illegible] यांचे नियंत्रणाखाली पूर्ण झाली असून निवासी/बिगरनिवासी/औद्योगिक/ — सहनिवासी — कारणासाठी वापरात आहे. सदरील अधिप्रमाणपत्र खालील अटींच्या अधीन राहून इमारतीच्या वापर करण्यास परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र 3[illegible]-0 चौ.मी. चौ.मी. या पैकी निवासी 2[illegible] चौ.मी. बिगरनिवासी/औद्योगिक — चौ.मी.

२) एकूण भूखंड क्षेत्र 9336.06 चौ.मी. चौ.मी. या पैकी निवासी 7[illegible] चौ.मी. बिगरनिवासी — चौ.मी.

३) सदर इमारतीचा वापर निवासी/बिगरनिवासी/औद्योगिक/ — सहनिवासी — कारणाकरीताच करता येईल.

४) सदर इमारतीस म.न.र.चा पूर्ण भोगवटा मिळाल्याशिवाय व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसेच वापरात व बांधकामात बदल केल्यास आढळून आल्यास नियमोचित कायदेशीर कारवाई करण्यात येईल.

५) व्हेईकल पार्किंग / पार्किंग इमारत सं. C350 09 04 / C3500[illegible]

६) अग्निशमन विभागाचा अंतिम दाखला क्रमांक —

७) पर्यावरण विभागाचा ना हरकत दाखला क्रमांक —

८) पाणी आकारणी कर्मचाऱ्यांनी संबंधित विभागास कळवावे.

९) सदनिका फी तसेच क्लब फी रु 25,000/- व सुरक्षा ठेव रु 5,000/- पार्किंग फी/मेन्टेनन्स ठेव रु 10,000/- व ड्रेनेज चार्जेस रु 2,000/- सुरक्षा ठेव/ पावती नंबर [illegible] दिनांक [illegible] यांच्याकडे जमा करणे.

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक



पत्ता:
प्लॉट नं.३१ वैकुण्ठनगर,
गंगापूर रोड, जेहान मळेला,
नाशिक, नाशिक,
महाराष्ट्र - 422013

Address:
plot no 31vaikunthnagar
gangapur road, jehan mala,
nashik, nashik,
Maharashtra - 422013

श्रीराम शालीनीनाथ लक्ष्मण
Shriram Shanilal Lakshman
जन्म तारीख/ DOB:03/11/1995
पुरुष / MALE

9073 2185 2101

9073 2185 2101

आधार विभाग
GOVT.OF INDIA

5983 5467 6671

आपले आधार, आपली ओळख

नसन - ३

विशेष मुखत्यार पत्र

विशेष मुखत्यार पत्र आज दिनांक १८ माहे डिसेंबर इसवी सन २०२० रोज शुक्रवार ते विश्वासी नाशिक मुक्कामी ...

श्री . श्रीराम शांतीलाल लढ्ढा
वय - २५ वर्षे, व्यवसाय - व्यापार
पॅन नंबर - ANDPL 1012 H
आधार नंबर - 9073 2185 2101
रा . प्लॉट न . १७, जैनदीपांजन, सातपिर नगर,
मेहता कॉलेज, गंगापूर रोड, नाशिक-४२२०१३

- : यांसी :-

१) मे . पुणा कन्स्ट्रक्शन्स भागिदारी संस्था
पॅन नंबर AAWFP 5384 N तर्फे भागिदार
२) श्री . शांतीलाल जगन्नाथ लढ्ढा
वय - ६४ वर्षे, व्यवसाय - व्यापार व शेती
आधार नंबर 5983 5467 6671
३) सौ . पदमा शांतीलाल लढ्ढा
वय - ४८ वर्षे, व्यवसाय - व्यापार व शेती
आधार नंबर 8122 6527 7246
४) सौ . अर्चना हरिष केला
वय - ३२ वर्षे, धंदा - व्यापार
आधार नंबर 6012 4915 3921
ऑफिस नं . ४, सिद्धीपुजा रिजेन्सी, विहार
हॉटेल मागे, पुणा गंगापूर नाका, गंगापूर रोड,
नाशिक-४२२०१३

लिहून देणार

कारणे विशेष मुखत्यार पत्र लिहून देणार ऐसा जे की,

१. मिळकतीचे वर्णन :- मुकडी जिल्हा नाशिक पोट मुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील सीमे नाशिक या गावचे शिवारातील मिनशेती प्लॉट पिडकल प्लॉटी सर्वे नंबर ४६५/१/१०/११/१२ पैकी प्लॉट नंबर १५/१५ यांसी क्षेत्र ७०१.५४ चौ.मी. यांसी मिनशेती असकर रू.१२८.८० पैसे यांसी चतु:सिमा खालीलप्रमाणे :-

नसन-३

२.

	प्लॉट नंबर ३७, १८ व १९
	प्लॉट नंबर ३४
दक्षिणेस	प्लॉट नंबर ३१ व ३३
उत्तरेस	६ मीटर रुंद कॉलनी

वैशेषतापूर्ण प्लॉट सिध्दकत जल, वात, छाया, छायाग, निधी, विशेषामत, अथा सिध्दकतीमधे जाणे येणेचे हकदासह, सर्व यशिनाटीसे रस्ते वापरणेसह हक्कासह लेआउटमधील ओपन स्पेस इतर प्लॉट धारकांनाह वापर करणेसह

नसन-३

सिध्दकतेचा बांधकाम झालेली बहुमजली इमारत

(सिध्दन देणार यांचा उल्लेख "मुखी", सिध्दन देणार यांचा उल्लेख "आती" अथा संक्षिप्तासाठी केला आहे. सिध्दन घेणार व सिध्दन देणार या संज्ञेमध्ये त्यांच्या वारीसदारांचा समावेश केला आहे.)

२. कलम १ मध्ये वर्णन केलेली प्लॉट सिध्दकत सिध्दन देणार भागीदारी संस्थेच्या उर्वरीत मालकीची सिध्दकत आहुन सदर सिध्दकतीचा सिध्दन देणार भागीदारी संस्थेने मंजुर इमारत रचनाप्रमाणे बहुमजली इमारतीचे बांधकाम अद्याप्तचा पालिका महाकार पालिका नदीक पाणी मंजुर कलन इमारतीचे बांधकाम सुरु केलेले आहे.

३. सिध्दन देणार यांना त्यांच्या इतर व्यावसायिक अमलेबुडे सदर सिध्दकतीचा बांधकाम केलेल्या इमारतीतील वांणीज भागांचे निर्णनिराळ्या प्रकारचे बलदोबस्त नोंदवुन देणे कामी दे. तुरुम निर्णायक साहेब यांचे कार्यालयाचा प्रत्येक वेळी परवाना घेवुन राहणे तसेच त्यामुळे पाणी सिध्दन देणार या सिध्दन देणार नं.१ व २ यांचा मुलगा व सिध्दन देणार नं.१ यांचे परीसीत असल्याने व त्यांचा सिध्दन घेणार यांचेवर पुर्ण भरोसा व विश्वास असल्याने सिध्दन देणार यांचे मालकी बसुलचे किरोब मुखत्यारपत्र सिध्दन व नोंदवुन दिले आहे.

४. वर कलम १ मध्ये वर्णन केलेल्या सिध्दकतीवरील इमारतीवरील सिध्दीकरणाचा बांधीव जागेचे कारनामे, डीक ऑफ अग्रीमेंट, गहाणखत, गहाण मुक्ती लेख, खबरेखती, मुक्त मुख्यती पत्र, सिमन डीड, सिध्द ऑफ लायसेन्स कागदपत्र इत्यादी दस्तऐवज आणी सिध्दन देणार यांनी भागीदारी फर्म साठी खरुन घेतला कागद, आपटे कलम व फोटो लावुन त्यावर त्यांच्या हातचा अंगठा घेवुन

नसन – ३

नसन – ४

निष्पादीत केलेले अपीलीय अर्ज सर्व परिपोषक आम्ही लिहून देणार यांच्या वतीने तुम्ही लिहून घेणार यांचे हे. दुय्यम निबंधक साहेब, नाशिक यांचे बहुपयोगापत्र नोंदणी साठी इतर कामात ते आमच्या वतीने कायदेशीर कामे नोंदवुन देण्यासाठीच्या खात्यापुरतेच हे विशेष मुखत्यारपत्र तुमचे लाभात आम्ही लिहून व नोंदवुन दिले आहे.

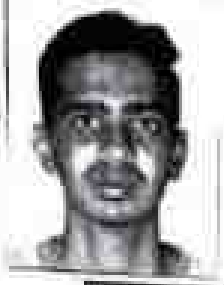
५. तुम्ही आमचे मुखत्यार म्हणुन आमचे साठी व आमच्या वतीने वरीलप्रमाणे जी जी कामे कराल ती सर्व आम्हांस कायदेशीर रित्या मान्य व बंधनकारक राहतील.

हे विशेष मुखत्यार पत्र लिहून देणार यांनी लिहून घेणार यांचे लाभात खाली दोन्ही साक्षीदारांसमक्ष व सह्यानिशी खालील मालमत्तेचे सदर लिहून व नोंदवुन दिले आहे.

हे विशेष मुखत्यारपत्र.

नाशिक.



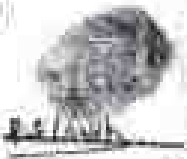


श्री. श्रीराम शांतीलाल लढ्ढा
(लिहून देणार)





१) श्री. शांतीलाल जगन्नाथ लढ्ढा



२) सौ. पदमा शांतीलाल लढ्ढा





३) सौ. अर्चना हरिष बेलसे
४. पुजा कन्स्ट्रक्शन्स भागीदारी संस्था तर्फे भागीदार
(लिहून देणार)

साक्षीदार :-

१) [illegible]

२) [illegible]

नसन

















नसन – ३

दस्त क्र. ८०७१/२०१३

घोषणापत्र/शपथपत्र

मी / आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि.३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही कब्जेदारे अथवा दुबार विक्री होत नाही त्याबाबत वाद आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणार / कुलमुखत्यारधारक हे खरे असुन आम्ही स्वतः खात्री करुन घेतलेली आहे / आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / कायदा हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहुन देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री केली आहे.तसेच सदरची मिळकत शासन संपादनीची नाही व मिळकतीवरील इतर हक्क,कर्जे,बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहुन आमचा आर्थिक व्यवहार पूर्ण करुन खातीदार समक्ष निष्पादित केलेला आहे.

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

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

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

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

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

लिहुन देणार...

लिहुन घेणार...

नमुना-३

घोषणापत्र

मी, श्री./श्रीमती. [illegible] वाद्वारे घोषित करतो की, दुय्यम निबंधक, [illegible] यांचेकार्यालयात - [illegible] या निबंधकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री / श्रीमती. [illegible] व इ. यांनी दिनांक [illegible] रोजी माझा दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे. / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कुणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे सिध्द झाल्यास नोंदणी अधिनियम १९०८ कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

हे घोषणापत्र लिहून दिले असे.

दिनांक :

[illegible]

कुलमुखत्यारपत्र धारकाचे नांव व सही

नमन-३

CHALLAN
MTR Form Number-6

GRN MH000222653021E	BARCODE	Date 30/09/2021-12:55:26	Form ID 25.1

Department: Inspector General Of Registration	**Payer Details**
Type of Payment: Stamp Duty / Registration Fee	TAX ID / TAN (If Any)
	PAN No.(If Applicable) AAAFP0388H
Office Name: NSK0_NASHIK 3 JOINT SUB REGISTRAR	Full Name: POOJA CONSTRUCTIONS THROUGH MR SHANTILAL JAGANNATH LADDHA
Location: NASHIK	
Year: 2021-2022 One Time	Flat/Block No.: SURVEY NO 465/1/1/2/1/12/PLOT/35/38 AREA 723.84 SQ MTRS
	Premises/Building:

Account Head Details	Amount in Rs.
0030045201 Stamp Duty	100.00
0030053301 Registration Fee	100.00
Total	200.00

DEFACED 200.00 DEFACED

Road/Street:	POOJA BLOSSOM APARTMENT
Area/Locality:	NASHIK
Town/City/District:	
Pin:	4 2 3 1 1 1
Remarks (If Any):	SecondPartyName=NON
Amount In Words:	Two Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040070221093045649	SBIN(S)Stat
Cheque/DD No.		Bank Date	RBI Date	30/09/2021-12:58:10	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		374 , 01/10/2021	

Department ID: Mobile No.: 9673373661

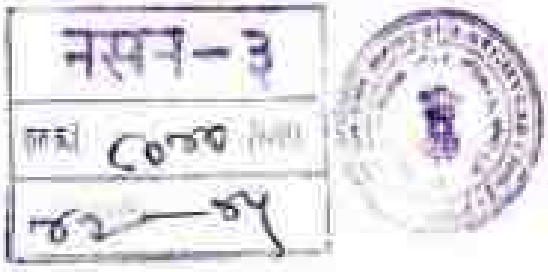
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(S):340-6648	30030907522021122	01/10/2021-12:31:45	IGR313	100.00

Print Date 01-10-2021 12:34:51


E-FIR
Bank : STATE BANK OF INDIA
Total Debacement Amount


नस्त-३

नसन-३



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

Receipt of Document Handling Charges

PRN	30092021047 45	Receipt Date	01/10/2021

Received from self| Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 8040 dated 01/10/2021 at the Sub Registrar office Joint S.R Nashik 3 of the District Nashik.

DEFACED
₹ 900
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	30/09/2021
Bank CIN	10004152021093004216	REF No.	2021273566547192
Deface No	30092021047450	Deface Date	01/10/2021

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

8860
:01 ऑक्टोबर 2021 12:31 म.नं.

दस्त नोंदणी क्रमांक-1

सवत3
दस्त क्रमांक: 8040/2021

दस्त क्रमांक: सवत3 /8040/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.100/-

दि. सह दु. नि. सवत3 यांचे कार्यालयात

दु. 8040 वर दि.01-10-2021

ळी 12:30 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: मे पुढील कन्स्ट्रक्शन्स भागीदारी संस्था तर्फे भागीदार श्री सांगितला असल्याचा नकाशा यांचे विशेष मुखत्यार मक्तूम श्री धीरज सांगितला नकु

पावती:3885

पावती दिनांक: 01/10/2021

बाजारी फी

रु. 100.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण: 1000.00

हजर करणाऱ्याची सही:

Joint Sub Registar Nashik3

Joint Sub Registar Nashik3

सादर प्रकार: डिलरशिप

दर पुनर्ल: अधिकारीक

ख्या क्र. 1 01 / 10 / 2021 12 : 30 : 47 PM ची वेळ (सादरीकरण)

ख्या क्र. 2 01 / 10 / 2021 12 : 31 : 44 PM ची वेळ (फी)

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

दस्त नोंदणी क्रमांक 2

दस्त क्रमांक 8040/2021

2021 12:34:09 PM

दस्त क्रमांक: नमन-8040/2021

दस्त प्रकार : दिलसाठेखत

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री पूजा कन्स्ट्रक्शन्स भागीदारी संस्था तर्फे भागीदार श्री शांतीलाल जगन्नाथ लढ्ढा वय:- वैयक्तिक नाही पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4 शिवपुरवा रिजन्सी सिद्धार्थ नगरिक जवळ कुबल वसतपुर तलाव रोडपाडा रोड तालिक : भिवंडी ३, -, गाव नं: -, महाराष्ट्र, राज्य देश: पॅन नंबर:AAWFP5384H	विक्रेत वेगळ वय :-25 स्वाक्षरी:-		

दस्त क्रमांक 8040/2021 चे दस्तऐवज करून देणार म्हणजेच दिलसाठेखत या दस्त लिहून घेणाऱ्याने सादर केला.
सूची क्र.2 ची वेळ:01 / 10 / 2021 12 : 32 : 42 PM

साक्षीदार :-
वरील दस्त करून देणारे यांनी दिलेल्या माहिती नुसार मी हे दस्तऐवज करून देणारा यांनाच ओळखतो. ओळखतात, व त्यांनी सदर दस्त लिहून घेतला.

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री अमोल भुवनेश्वर कदांडे वय:35 पत्ता:पनवेल पिन कोड:422602			
2	नाव:सचिन रामदास जाधव वय:40 पत्ता:वसई पिन कोड:422003			

साक्षीदार

दस्त क्रमांक 8040/2021 ची वेळ:01 / 10 / 2021 12 : 33 : 54 PM

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकुण ...३४... पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
पनवेल क्रमांक १, रायगड

Joint Sub Registrar Nashik 3

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Bank/Ref No	Defacement Date
1	POOJA CONSTRUCTIONS THROUGH MR SHANTILAL JAGANNATH LADDHA	eChallan	00040672021080045649	MH008922295202112E	100.00	RF	0000300792202122	01/10/2021
2	POOJA CONSTRUCTIONS THROUGH MR SHANTILAL JAGANNATH LADDHA			MH008922295202132E	100	RF	0000300792202123	01/10/2021
3				300922104749	500	RF	300922210474950	01/10/2021

(iii) Stamp Duty) (iv) Registration Fee) [(v) Document Handling Charges)

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

8040 /2021

Your Rights as Registrars

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