

Sanskriti

JAGDISH POPAT KAJALE
B.L. & Co. 2A L.L.A. Road
A-223, Meghadev Shopping Center
Opp. District Court, Nashik-2.
Mobile No. 9763563253

90/60
2022

Sanskriti

539/10800

Wednesday, November 02, 2022

2:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12571 दिनांक: 02/11/2022

गावाचे नाव: अंबड (खुर्द)

दस्तऐवजाचा अनुक्रमांक: नसत7-10800-2022

दस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: योगेश्वर होम्स भागीदारी फर्म तर्फे भागीदार श्री. मधुभाई बाबुभाई कोठीया

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 80

रु. 100.00

रु. 1600.00

रु. 1700.00

एकूण:

आपणाला मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:23 PM ह्या वेळेस मिलेल.

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0111202204056 दिनांक: 02/11/2022

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009868585202223E दिनांक: 02/11/2022

वैकेचे नाव व पत्ता:

Join: S.R. Nashik-7

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

योगेश्वर होम्स

02/11/2022

दस्त क्रमांक : 10800/2022

नोदणी :

Regn:63m

गावाचे नाव : अंबड (खुर्द)

(1) विलेखाचा प्रकार	घोषणापत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करतो)	1
(4) भु-मापन, पोट्टिंग्या व धरक्रमांक (असल्यास)	1) पाषिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगर पालिका हद्दीतील मोजे अंबड खुर्द या गावाचे शिवारातील सर्व्हे नं. 299 / 3 / 1 प्लॉट नं. 02 यांसी एकुण क्षेत्र 12 आर 26.00 चौ.मी . या मिळकती वर बांधण्यात आलेल्या शिवालीक संस्कृती या नावाने खोळखल्या जाणा-या इमारतीचे घोषणापत्र (Survey Number : 299 / 3 / 1 ;)
(5) क्षेत्रफळ	1) 12.2600 चौ.मी.अ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- योगेश्वर होम्म भागीदारी फर्म तर्फे भागीदार श्री . मधुभाई बाबुभाई कोटीया बय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा.श्री.कृष्णकृपा एसएसए - 35, अश्विन नगर, सिडको, नाशिक, महाराष्ट्र, पिन कोड:-422009 पॅन नं:-ADNFS1326H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिव्याचा दिनांक	01/11/2022
(10) दस्त नोदणी केल्याचा दिनांक	02/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10800/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100
(14) शेरा	

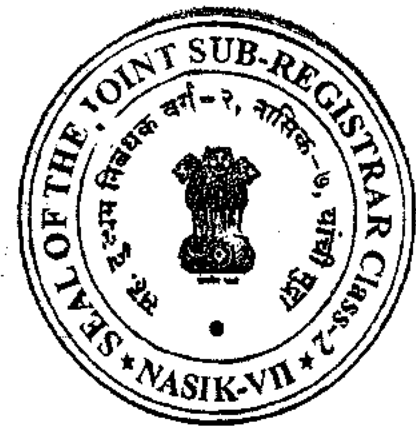
मुल्यांकनासाठी दिव्यास घेतलेला नगरीय:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

Affidavit

सूची क्र. II
नोदणी नंतरची प्रथम प्रत
अस्सल बरहुकुम नवकल
सह दुय्यम निबंधक वर्ग-२
नाशिक-७.





CHALLAN
MTR Form Number-6



GRN	MH00986858520223E	BARCODE	Date		30/10/2022-13:46:59	Form ID	25.1
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
TAX ID / TAN (If Any)							
PAN No.(If Applicable)			ADNFS1326H				
Office Name			N&SR NASHIK 7 JOINT SUB REGISTRAR				
Full Name			Shivalik Realty Partnership Firm Through Partner				
Year			2022-2023 One Time				
Flat/Block No.			S No 299/3/1 plot No 2				
Account Head Details			Amount in Rs.				
0030046401 Stamp Duty			100.00				
0030063301 Registration Fee			100.00				
Premises/Building			Ambadkhurd				
Road/Street			Nashik				
Area/Locality			Nashik				
Town/City/District							
PIN			4 2 2 0 0 9				
Remarks (If Any)			SecondPartyName=Madhubhai Babubhai Kothiya~				
Amount In			Two Hundred Rupees Only				
Words							
Total			200.00				
Payment Details			BANK OF MAHARASHTRA				
FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN				
Ref. No.			02300042022103002431				
Cheque/DD No.			004277285				
Bank Date			RBI Date				
30/10/2022-13:47:56			Not Verified with RBI				
Name of Bank			Bank-Branch				
BANK OF MAHARASHTRA							
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.

Mobile No. : 9763863253

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

स.म. व. पाटी

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नस-७
दस्तावेज क्र. (90600/2022)
२ — ८०



|| Shri ||

DEED OF DECLARATION

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

This Declaration is made at Nashik on this 01st day of November in the Christian Year 2022 at Nashik...

Shivalik Realty Partnership Firm

Through Partner (Pan No. ADNFS 1326 H)

Mr. Madhubhai Babubhai Kothiya

Age :- 51 yrs., Occupation:- Business

Pan : AGDPK 8211 A

R/o Krushna krupa S-S-A-35,

Near Crime Branch, Ashwin Nagar,

Cidco, Nashik - 422009

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

I. WHEREAS The Grantor (Hereinafter referred to as the Land owners) are absolute and exclusive owners and other wise well & sufficiently entitled to all that piece and parcel of the vacant land bearing Plot No. 2 Adm. Area 12 R 26.00 Sq. Mtr. Out Of S. No.299 / 3 / 1 situated at Village Ambadkhurd Tal. & Dist. Nashik, more particularly described in the schedule written hereunder and hereinafter referred to as the said Property.

That the Grantor have purchased bearing Plot No.2 Adm. Area 12 R 26.00 Sq. Mtr out of S.No. 299 / 3 / 1 from Mr. Khanhaiyalal Chetandas Manvani and other 2 as per the Sale deed Dated : 27/11/2018 registered in the office

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नस-७
क्र. १०८००/२०१८
७ — ८०



of SRO. No. Nashik - 7 at Sr. No. 5456/2018 and name of the Grantor has been entered into record of rights as per M. E. No. 12402.

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

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

III. That the grantor have prepared a building plan for construction. Which has been approved by Nashik Municipal Corporation under the Commencement Certificate No. LND / BP / C D / 785 Dated :- 26/11/2019 and as per the said approved building plan the Grantor have completed construction work building named as **SHIVALIK SANSKRUTI** (hereinafter referred to as the said building) and the Completion Certificate is obtained from Nashik Municipal Corporation vide No. Nagar rachana Vibhag / 30288 / 2022 Dated : 01/08/2022

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

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नसम-७
दस्तावेज 90400/1997
४ — ८०



All the units are capable of independent use and occupation account of them having their own exit to the common areas and facilities and lead up to the main exit of the property. The units will be owned by one or more person, each having a particular and exclusive property thereto, each apartment constituting heritable and transferable immovable property, within the meaning of common law for the time being in force in the state and also the undivided share in the general and / or restricted common areas and facilities of the building as enumerated herein below, necessary for their adequate use and enjoyment and hereinafter referred to as the General and / or restricted common areas and facilities all the same in accordance with the Maharashtra Apartment Ownership Act.1970.

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

There are 56 Flats & 4 Shops in Building **SHIVALIK SANSKRUTI** consisting Ground Floor Parking / Shop & Seven Floor having separate entrance common partition walls, parking, common terrace.

The area and such other details of each units of SHIVALIK SANSKRUTI as described hereunder :-

RESIDENTIAL UNIT :-

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दलक. १०८०० /२०२२)

५ — ८०



1] Flat No.101 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtrs Total Adm. area 44.13 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Rupesh Prakash Yeole & Mrs. Mangala Prakash Yeole Agreement registered in the office of SRO Nashik – 7 at Sr No. 2225/2022 on Dated : 03/03/2022 the said Flat is bounded by its four sides as under:

East : Staircase & Flat No.108

West : Flat No.102

South : Side Marginal Space

North : Passage & Flat No.104

2] Flat No. 102 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtrs Total Adm. area 50.93 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Sanjana Surendran Panikar Agreement registered in the office of SRO Nashik – 7 at Sr. No. 2624/2021 on Dated : 15/03/2021 the said Flat is bounded by its four sides as under :

East : Flat No.101

West : Marginal Space

South : Marginal Space

North : Passage & Flat No.103

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नसम-७

दस्तावेज क्र. 90600/2021

६ - ८०



3] Flat No. 103 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtrs Total Adm. area 50.93 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Amit Shamkant Deo & Mrs. Alka Shamkant Deo Agreement registered in the office of SRO Nashik - 7 at Sr. No. 4258/ 2021 on Dated : 28/05/2021 the said Flat is bounded by its four sides as under:

East : Passage & Flat No.104

West : Marginal Space

South : Passage & Flat No.102

North : Marginal Space

4] Flat No.104 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtrs Total Adm. area 44.02 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Dnyaneshwar Sopan Mali & Mrs. Jaya Dnyaneshwar Mali Agreement registered in the office of SRO Nashik - 7 at Sr. No. 5115 / 2021 on Dated : 24/06/2021 the said Flat is bounded by its four sides as under :

East : Flat No.105

West : Passage & Flat No.103

South : Passage & Flat No.101

North : Marginal Space

नसम-७
दस्तावेज (१०८००/२०२१)
७ — ८०



5] Flat No. 105 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtrs Total Adm. area 44.02 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Santosh Ramesh Kulkarni & Mrs. Nisha Santosh Kulkarni Agreement registered in the office of SRO Nashik - 7 at Sr. No. 87 / 2021 on Dated : 05/01/2021 the said Flat is bounded by its four sides as under :

East : Passage & Flat No.106

West : Flat No.104

South : Passage & Flat No.108

North : Open

6] Flat No.106 adm. Carpet area. 55.67 Sq. Mtr. & Attach Open Balcony Area 10.07 Sq. Mtrs Total Adm. area 65.74 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Sandip Pradeep Chavan & Mrs. Priyanka Sandip Chavan Agreement registered in the office of SRO Nashik - 7 at Sr. No. 2625 / 2021 on Dated : 15/03/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Passage & Flat No.105

South : Flat No.107

North : Marginal Space

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नस-७
दस्तावेज क्र. 90600/2021
✓ — ८०



7] Flat No.107 adm. Carpet area. 57.54 Sq. Mtr. & Attach Open Balcony Area 10.46 Sq. Mtrs Total Adm. area 68.00 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Baban Vaman Ahirrao & Mrs. Sunita Baban Ahirrao Agreement registered in the office of SRO Nashik – 7 at Sr. No. 5204 / 2021 on Dated : 26/06/2021 the said Flat is bounded by its four sides as under :

East : Open & Road

West : Flat No.108

South : Open

North : Passage & Flat No.106

8] Flat No. 108 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtrs Total Adm. area 44.13 Sq. Mtr. on First Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Rahul Ashok Yeokar & Mrs. Priya Rahul Yeokar Agreement registered in the office of SRO Nashik – 7 at Sr. No. 8821 / 2021 on Dated : 18/10/2021 the said Flat is bounded by its four sides as under :

East : Flat No.107

West : Staircase & Flat No.101

South : Open

North : Passage & Flat No.105

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नस-७
दस्तावेज क्र. 90600/2022
२ — ८०



9] Flat No. 201 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtrs Total Adm. area 44.13 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Mangal Ramdas Ahire Agreement registered in the office of SRO Nashik – 7 at Sr. No. 1649 / 2022 on Dated : 16/02/2022 the said Flat is bounded by its four sides as under :

East : Staircase & Flat No.208

West : Flat No.202

South : Marginal Space

North : Passage & Flat No. 204

10] Flat No. 202 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. & Alternate Terrace Area 1.72 Sq. Mtr. Total Adm. area 52.65 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Vishwas Narayan Deore & Mrs. Rekha Vishwas Deore Agreement registered in the office of SRO Nashik – 7 at Sr. No. 10638 / 2021 on Dated : 20/12/2021 the said Flat is bounded by its four sides as under :

East : Flat No.201

West : Marginal Space

South : Marginal Space

North : Passage & Flat No.203

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दलक. 90200/2021

90 — 20



11] Flat No.203 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. & Attach Open Terrace Area 1.72 Sq. Mtr. Total Adm. area 52.65 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Amol Tulshiram Mahajan & Mrs. Bharti Amol Mahajan Agreement registered in the office of SRO Nashik – 7 at Sr. No. 6577 / 2020 on Dated : 24/12/2020 the said Flat is bounded by its four sides as under :

East : Lobby & Flat No.204

West : Marginal Space

South : Passage & Flat No.202

North : Marginal Space

12] Flat No. 204 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Gopal Pundlik Dusane & Mrs. Mamta Gopal Dusane Agreement registered in the office of SRO Nashik – 7 at Sr. No. 1451 /2021 on Dated : 11/02/2021 the said Flat is bounded by its four sides as under :

East : Flat No.205

West : Passage & Flat No.203

South : Passage & Flat No.201

North : Open

नसन-७

दस्त क्र. (१०५६० / २०२२)

११ — ५०



13] Flat No. 205 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Ravindra Namdeo Dargude & Mrs. Bharti Ravindra Dargude Agreement registered in the office of SRO Nashik – 7 at Sr. No. 5527/2020 on Dated : 27/11/2020 the said Flat is bounded by its four sides as under :

East : Passage & Flat No.206

West : Flat No. 204

South : Passage & Flat No.208

North : Open

14] Flat No. 206 adm. Carpet area. 55.67 Sq. Mtr. & Attach Open Balcony Area 10.07 Sq. Mtr. Total Adm. area 65.74 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Swapnil Vasant Pakhale & Mrs. Manisha Swapnil Pakhale Agreement registered in the office of SRO Nashik – 7 at Sr. No. 3281/2021 on Dated : 26/03/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Passage & Flat No.205

South : Passage & Flat No.207

North : Marginal Space

नसम-७
दस्तावेज (१०५०० / २०२१)
१५ — ६०



21] Flat No. 305 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Third Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Santosh Keshav More & Mrs. Sapana Santosh More** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 1887 / 2021 on Dated : 24/02/2021 the said Flat is bounded by its four sides as under :

East : Passage & Flat No.306
 West : Flat No.304
 South : Passage & Flat No.308
 North : Marginal Space

22] Flat No. 306 adm. Carpet area. 55.67 Sq. Mtr. & Attach Open Balcony Area 10.07 Sq. Mtr. Total Adm. area 65.74 Sq. Mtr. on Third Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Yogesh Babulal More & Mrs. Shweta Yogesh More** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 5607 / 2020 on Dated : 01/12/2020 the said Flat is bounded by its four sides as under :

East : Open & 18 mtr. Road
 West : Passage & Flat No. 305
 South : Flat No. 307
 North : Open

नसुन-७

दस्तावेज (90600/2022)

१४ — २०



19] Flat No. 303 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 50.93 Sq. Mtr. on Third Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Sujit Dnyandeo Paste & Mrs. Nilam Sujit Paste Agreement registered in the office of SRO Nashik – 7 at Sr. No. 1989 / 2020 on Dated : 11/06/2020 the said Flat is bounded by its four sides as under :

East : Passage & Flat No.304

West : Marginal Space

South : Flat No.302

North : Marginal Space

20] Flat No. 304 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Third Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Kunda Devidas Metkar & Mrs. Anita Nilesh Shimpi Agreement registered in the office of SRO Nashik – 7 at Sr. No. 4053 / 2022 on Dated : 19/04/2022 the said Flat is bounded by its four sides as under :

East : Flat No.305

West : Passage & Flat No.303

South : Passage & Flat No.301

North : Open

नसन-७

दस्तावेज क्र. १०८००/२०२१

१३ - ८०



17] Flat No. 301 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Third Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Swapnil Rajendra Kadam & Mrs. Pallavi Swapnil Kadam Agreement registered in the office of SRO Nashik - 7 at Sr. No. 10414 / 2021 on Dated : 13/12/2021 the said Flat is bounded by its four sides as under :

East : Staircase & Flat No. 308

West : Flat No. 302

South : Marginal Space

North : Passage & Flat No. 304

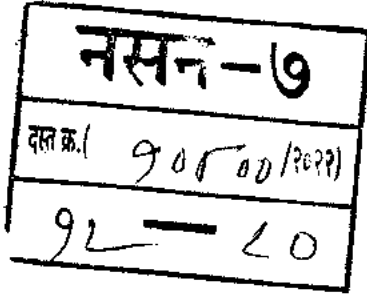
18] Flat No. 302 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 50.93 Sq. Mtr. on Third Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Prashant Madhukar Gharte, Pallavi Manohar Rayate Alias Mrs. Pallavi Prashant Gharte & Mr. Chetan Madhukar Gharte Agreement registered in the office of SRO Nashik - 7 at Sr. No. 1462 / 2022 on Dated : 11.02/2022 the said Flat is bounded by its four sides as under :

East : Flat No. 301

West : Marginal Space

South : Marginal Space

North : Passage & Flat No. 303



15] Flat No. 207 adm. Carpet area. 57.54 Sq. Mtr. & Attach Open Balcony Area 10.46 Sq. Mtr. Total Adm. area 68.00 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Vinitha Vijesh Alies Vinitha Vijayan & Mr. Vijesh Vijayn Panicker Agreement registered in the office of SRO Nashik - 7 at Sr. No. 4528 / 2021 on Dated : 08/06/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Flat No.208

South : Open

North : Passage & Flat No. 206

16] Flat No. 208 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Second Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Vijesh Vijayn Panicker Agreement registered in the office of SRO Nashik - 7 at Sr. No. 4529 / 2021 on Dated : 08/06/2021 the said Flat is bounded by its four sides as under :

East : Flat No.207

West : Flat No.201

South : Open

North : Passage & Flat No.205

नसन-७

दस्तावेज क्र. 90200/2021

१६-६०



23] Flat No. 307 adm. Carpet area. 57.54 Sq. Mtr. & Attach Open Balcony Area 10.46 Sq. Mtr. Total Adm. area 68.00 Sq. Mtr. on Third Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Rony Joseph John & Mrs. Rosy Joseph John Agreement registered in the office of SRO Nashik - 7 at Sr. No. 6921 / 2021 on Dated : 18/08/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 mtr. Road

West : Flat No.308

South : Side Marginal Space

North : Passage & Flat No.306

24] Flat No. 308 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Third Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Digraj Arun Fegade & Mrs. Nayana Arun Fegade Agreement registered in the office of SRO Nashik - 7 at Sr. No. 1959 / 2021 on Dated : 25/02/2021 the said Flat is bounded by its four sides as under :

East : Flat No. 307

West : Flat No. 301

South : Marginal Space & Plot

North : Passage & Flat No. 305

नस-७

दस्तावेज (१०.१००/२०२२)

१० — ८०



25] Flat No. 401 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Fourth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Aanand Narendra Bhavsar & Mrs. Chandrakala Narendra Bhavsar** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 1042/2022 on Dated : 31/01/2022 the said Flat is bounded by its four sides as under :

East : Staircase & Flat No. 408

West : Flat No. 402

South : Marginal Space

North : Passage & Flat No. 404

26] Flat No. 402 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Terrace Area 1.72 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 52.65 Sq. Mtr. on Fourth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Jibhau Dattatray Giri & Mr. Chaitanya Jibhau Giri** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 5830 / 2021 on Dated : 15/07/2021 the said Flat is bounded by its four sides as under :

East : Flat No. 401

West : Marginal Space

South : Side Margin

North : Passage & Flat No. 403

नसम-७

दस्तावेज क्र. 90200/2021

१५ — २०



27] Flat No. 403 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Terrace Area 1.72 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 52.65 Sq. Mtr. on Fourth Floor in the building known as SHIVALIK SANSKRUTI Retained by Grantor the said Flat is bounded by its four sides as under :

East : Lobby & Flat No. 404

West : Marginal Space

South : Passage & Flat No. 402

North : Marginal Space

28] Flat No. 404 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Fourth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Harshal Sanjay Amrutkar Agreement registered in the office of SRO Nashik - 7 at Sr. No. 3488 / 2021 on Dated : 01/04/2021 the said Flat is bounded by its four sides as under :

East : Flat No. 405

West : Passage & Flat No. 403

South : Passage & Flat No. 401

North : Open

नसम-७
दस्तावेज क्र. (90500 / 2021)
१२ — ६०



29] Flat No. 405 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Fourth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mrs. Aaditi Dilip Deore, Mrs. Aarti Dilip Deore & Mr. Dilip Raosaheb Deore** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 9888 / 2021 on Dated : 26/11/2021 the said Flat is bounded by its four sides as under :

East : Passage & Flat No. 406
 West : Flat No. 404
 South : Flat No. 408
 North : Marginal Space

30] Flat No. 406 adm. Carpet area. 55.67 Sq. Mtr. & Attach Open Balcony Area 10.07 Sq. Mtr. Total Adm. area 65.74 Sq. Mtr. on Fourth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Rahul Bhimrao Avhad & Mrs. Dwarka Bhimrao Avhad** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 1224/2021 on Dated : 05/02/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road
 West : Passage & Flat No. 405
 South : Flat No. 407
 North : Marginal Space

नसम-७
दस्तावेज क्र. (१६००/२०२१)
२० — २०



31] Flat No. 407 adm. Carpet area. 57.54 Sq. Mtr. & Attach Open Balcony Area 10.46 Sq. Mtr. Total Adm. area 68.00 Sq. Mtr. on Fourth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Dipak Ashok Nahire & Megha Vilas Navare Alies Mrs. Megha Dipak Nahire** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 3533 / 2020 on Dated : 14/09/2020 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Flat No.408

South : Open

North : Passage & Flat No.406

32] Flat No. 408 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Fourth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Ganesh Ashok Kokane & Mrs. Ujjwala Ashok Kokane** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 8959 / 2021 on Dated : 22/10/2021 the said Flat is bounded by its four sides as under :

East : Flat No.407

West : Staircase & Flat No.401

South : Open

North : Passage & Flat No.405

...21...

नस-७

दस्तावेज क्र. १०८००/२०२२

२१ — LD



33] Flat No. 501 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Fifth Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Shubhangi Rakesh Shimpi & Mr. Rakesh Prabhakar Shimpi Agreement registered in the office of SRO Nashik – 7 at Sr. No. 9783 / 2021 on Dated : 24/11/2021 the said Flat is bounded by its four sides as under :

East : Staircase & Flat No. 508

West : Flat No. 502

South : Marginal Space

North : Passage & Flat No. 504

34] Flat No. 502 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 50.93 Sq. Mtr. on Fifth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Kailas Uttam Sambare & Mrs. Savita Kailas Sambare Agreement registered in the office of SRO Nashik – 7 at Sr. No. 9370 /2021 on Dated : 08/11/2021 the said Flat is bounded by its four sides as under :

East : Flat No.501

West : Marginal Space

South : Marginal Space

North : Passage & Flat No.503

नस-७
दस्तावेज क्र. (१०८०४/२०२२)
२५ — २०



35] Flat No. 503 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 50.93 Sq. Mtr. on Fifth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Aaditya Somnath Rane & Mrs. Usha Somnath Rane** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 5612 / 2020 on Dated : 01/12/2020 the said Flat is bounded by its four sides as under :

East : Passage & Flat No. 504

West : Marginal Space

South : Flat No. 502

North : Marginal Space

36] Flat No. 504 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Fifth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Mangesh Shivaji Pawar** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 1088 / 2022 on Dated : 01/02/2022 the said Flat is bounded by its four sides as under :

East : Flat No. 505

West : Passage & Flat No. 503

South : Passage & Flat No. 501

North : Marginal Space

नसन-७

दस्तावेज/ 90100/2022

१७-१०



37] Flat No. 505 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Fifth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Pramod Nathu Ahire & Mrs. Varsha Pramod Ahire Agreement registered in the office of SRO Nashik - 7 at Sr. No 2993 / 2022 on Dated : 21/03/2022 the said Flat is bounded by its four sides as under :

East : Passage & Flat No. 506

West : Flat No. 504

South : Passage & Flat No. 508

North : Marginal Space

38] Flat No. 506 adm. Carpet area. 55.67 Sq. Mtr. & Attach Open Balcony Area 10.07 Sq. Mtr. Total Adm. area 65.74 Sq. Mtr. on Fifth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Sohan Ravindra Sonje & Mrs. Mina Ravindra Sonje Agreement registered in the office of SRO Nashik - 7 at Sr. No 6025 / 2020 on Dated : 12/12/2020 the said Flat is bounded by its four sides as under :

East : Open & 18 Mtr. Road

West : Passage & Flat No. 505

South : Flat No. 507

North : Marginal Space

नस्रन-७
रुत.क्र. १०८००/१०२१
२४ — ८०



39] Flat No. 507 adm. Carpet area. 57.54 Sq. Mtr. & Attach Open Balcony Area 10.46 Sq. Mtr. Total Adm. area 68.00 Sq. Mtr. on Fifth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Sachin Ravindra Nikam & Mrs. Pooja Sachin Nikam Agreement registered in the office of SRO Nashik – 7 at Sr. No. 5829 / 2021 on Dated : 15/07/2021 the said Flat is bounded by its four sides as under :

East : Open & 18 Mtr. Road

West : Flat No. 508

South : Marginal Space

North : Passage & Flat No. 506

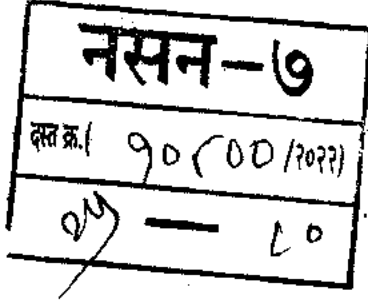
40] Flat No. 508 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Fifth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Sachin Ashok Patil & Mrs. Suvarna Sachin Patil Agreement registered in the office of SRO Nashik – 7 at Sr. No. 1971 / 2022 on Dated : 24/02/2022 the said Flat is bounded by its four sides as under :

East : Flat No. 507

West : Staircase & Flat No. 501

South : Marginal Space

North : Passage & Flat No. 505



41] Flat No. 601 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Sixth Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Leena Kishor Sandhan Agreement registered in the office of SRO Nashik - 7 at Sr. No. 6579 / 2020 on Dated : 24/12/2020 the said Flat is bounded by its four sides as under :

East : Staircase & Flat No. 608

West : Flat No. 602

South : Marginal Space

North : Passage & Flat No. 604

42] Flat No. 602 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. & Attach Open Balcony Area 1.72 Sq. Mtr. Total Adm. area 52.65 Sq. Mtr. on Sixth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Narendra Nandu Pagar & Tanuja Rajendra Ahire Alias Mrs. Tanuja Narendra Pagar Agreement registered in the office of SRO Nashik - 7 at Sr. No. 7570 / 2021 on Dated : 09/09/2021 the said Flat is bounded by its four sides as under :

East : Flat No. 601

West : Marginal Space

South : Marginal Space

North : Passage & Flat No. 603

नसन-७
दस्ता क्र./ १०८००/२०२२
२६ — ८०



43] Flat No. 603 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. & Attach Open Terrace Area 1.72 Sq. Mtr. Total Adm. area 52.65 Sq. Mtr. on Sixth Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Vaishali Nagesh Patil Agreement registered in the office of SRO Nashik - 7 at Sr. No. 5214 / 2020 on Dated : 11/11/2020 the said Flat is bounded by its four sides as under :

East : Passage & Flat No. 604

West : Open

South : Passage & Flat No. 602

North : Open

44] Flat No. 604 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Sixth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Shantaram Pandurang Rajguru & Mr. Amol Shantaram Rajguru Agreement registered in the office of SRO Nashik - 7 at Sr. No. 10412/2021 on Dated : 13/12/2021 the said Flat is bounded by its four sides as under :

East : Flat No. 605

West : Passage & Flat No. 603

South : Passage & Flat No. 601

North : Marginal Space

नस-७

कत.क्र. 90500 / 2021

20 — 20



45] Flat No. 605 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Sixth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Yogesh Ramesh Mahajan & Mrs. Rupali Yogesh Mahajan** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 8155 / 2021 on Dated : 28/09/2021 the said Flat is bounded by its four sides as under :

East : Passage & Flat No. 606

West : Flat No. 604

South : Passage & Flat No. 608

North : Marginal Space

46] Flat No. 606 adm. Carpet area. 55.67 Sq. Mtr. & Attach Open Balcony Area 10.07 Sq. Mtr. Total Adm. area 65.74 Sq. Mtr. on Sixth Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Pradeep Suresh Dhamane & Mrs. Bharti Pradeep Dhamane** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 3275 / 2021 on Dated : 26/03/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Passage & Flat No. 605

South : Flat No. 607

North : Marginal Space

नस-७
सं. १०८००/२०२१
२६ - ८०



47] Flat No. 607 adm. Carpet area. 57.54 Sq. Mtr. & Attach Open Balcony Area 10.46 Sq. Mtr. Total Adm. area 68.00 Sq. Mtr. on Sixth Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Arun Navnath Dabhade & Sonali Vijay Ahire Alies Mrs. Sonali Arun Dabhade Agreement registered in the office of SRO Nashik - 7 at Sr. No. 11073/2021 on Dated : 30/12/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Flat No. 608

South : Marginal Space

North : Passage & Flat No. 606

48] Flat No. 608 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Balcony Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Six Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Nemichand Babulal Ahire & Mrs. Pramila Nemichand Ahire Agreement registered in the office of SRO Nashik - 7 at Sr. No. 1034/2022 on Dated : 31/01/2022 the said Flat is bounded by its four sides as under :

East : Flat No. 607

West : Staircase & Flat No. 601

South : Marginal Space

North : Passage & Flat No. 605

नसमन-७
दस्तावेज क्र. (90500/2022)
२६ - ५०



49] Flat No. 701 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Terrace Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Seventh Floor in the building known as **SHIVALIK SANSKRUTI** Retained by **Grantor** the said Flat is bounded by its four sides as under :

East : Staircase & Flat No. 708

West : Flat No. 702

South : Marginal Space

North : Passage & Flat No. 704

50] Flat No. 702 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 50.93 Sq. Mtr. on Seventh Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Amol Prakash Patil & Mrs. Aasha Prakash Patil** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 2644 / 2022 on Dated : 11/03/2022 the said Flat is bounded by its four sides as under :

East : Flat No. 701

West : Marginal Space

South : Marginal Space

North : Passage & Flat No. 703

नशिक-७

दस्तावेज क्र. १०८००/२०२२

५० — ८०



51] Flat No. 703 adm. Carpet area. 39.63 Sq. Mtr. & Attach Open Balcony Area 11.30 Sq. Mtr. Total Adm. area 50.93 Sq. Mtr. on Seventh Floor in the building known as SHIVALIK SANSKRUTI owned by Jyoti Keval Bhamare Alias Mrs. Jyoti Rajendra Aahire Mr. Rajendra bhika Ahire Agreement registered in the office of SRO Nashik - 7 at Sr. No. 5146 / 2022 on Dated : 23/05/2022 the said Flat is bounded by its four sides as under :

East : Passage & Flat No. 704

West : Open

South : Passage & Flat No. 702

North : Open

52] Flat No. 704 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Seventh Floor in the building known as SHIVALIK SANSKRUTI owned by Mr. Mangesh Aatmaram Lanjekar & Mrs. Sonali Mangesh Lanjekar Agreement registered in the office of SRO Nashik - 7 at Sr. No. 2991/2022 on Dated : 21/03/2022 the said Flat is bounded by its four sides as under :

East : Flat No. 705

West : Passage & Flat No. 703

South : Passage & Flat No. 701

North : Marginal Space

नसम-७	
दस्तावेज/	१०८००/२०२१
३१	८०



53] Flat No. 705 adm. Carpet area. 34.64 Sq. Mtr. & Attach Open Balcony Area 9.38 Sq. Mtr. Total Adm. area 44.02 Sq. Mtr. on Seventh Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Sanjay Ramesh Lohar & Mrs. Bharti Sanjay Lohar** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 4048 / 2020 on Dated : 07/10/2020 the said Flat is bounded by its four sides as under :

East : Passage & Flat No. 706

West : Flat No. 704

South : Passage & Flat No. 708

North : Marginal Space

54] Flat No. 706 adm. Carpet area. 55.67 Sq. Mtr. & Attach Open Balcony Area 10.07 Sq. Mtr. & Terrace area above the Said Flat adm. Area 67.84 Sq. mtrs on Seventh Floor in the building known as **SHIVALIK SANSKRUTI** owned by **Mr. Swapnil Pramod Palave & Nita Mahendra Sangale Alies Mrs. Nita Swapnil Palave** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 6979/2021 on Dated : 20/08/2021 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Passage & Flat No. 705

South : Flat No. 707

North : Marginal Space

नसम-७

दस्तावेज क्र. 90200

B2-20



55] Flat No. 707 adm. Carpet area. 57.54 Sq. Mtr. & Attach Open Balcony Area 10.46 Sq. Mtr. & Terrace area above the Said Flat adm. Area 68.38 Sq. mtrs on Seventh Floor in the building known as SHIVALIK SANSKRUTI owned by Mrs. Vandana Sunil Sawant Agreement registered in the office of SRO Nashik - 7 at Sr. No. 6058 / 2022 on Dated : 17/06/2022 the said Flat is bounded by its four sides as under :

East : Marginal Space & 18 Mtr. Road

West : Flat No. 708

South : Marginal Space

North : Passage & Flat No. 706

56] Flat No. 708 adm. Carpet area. 34.89 Sq. Mtr. & Attach Open Terrace Area 9.24 Sq. Mtr. Total Adm. area 44.13 Sq. Mtr. on Seventh Floor in the building known as SHIVALIK SANSKRUTI Retained by Grantor the said Flat is bounded by its four sides as under :

East : Flat No. 707

West : Staircase & Flat No. 701

South : Marginal Space

North : Passage & Flat No. 705

नस-७
दस्तावेज/ १०५००/२०२२
७३ — ८०



COMMERCIAL UNIT :-

A) Shop No. 01 adm. Carpet area. 17.04 Sq. Mtr. on Ground Floor in the building known AS **SHIVALIK SANSKRUTI** owned by **Mr. Sagar Machindra Vibhandik & Mrs. Archana Sagar Vibhandik** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 10645 / 2022 on Dated : 28/10/2022 the said Flat is bounded by its four sides as under :

East : 18 Mtr. D.P. Road

West : Building Parking

South : Shop No. 03

North : Side Margin

B) Shop No. 02 adm. Carpet area. 18.38 Sq. Mtr. on Ground Floor in the building known AS **SHIVALIK SANSKRUTI** owned by **Mr. Sagar Machindra Vibhandik** Agreement registered in the office of SRO Nashik – 7 at Sr. No. 5428 / 2020 on Dated : 24/11/2020 the said Flat is bounded by its four sides as under :

East : 18 Mtr. D. P. Road

West : Building Parking

South : Shop No. 03

North : Shop No. 01

नसन-७

दस्तावेज क्र. (१०६०० / १९९०)

३४ — ८०



C] Shop No. 03 adm. Carpet area. 18.38 Sq. Mtr. on Ground Floor in the building known AS **SHIVALIK SANSKRUTI** owned by **Mr. Ganesh Ragho Deore** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 6503 / 2022 on Dated : 29/06/2022 the said Flat is bounded by its four sides as under :

East : 18 Mtr. D.P.Road

West : Building Parking

South : Shop No. 04

North : Shop No. 02

D] Shop No. 04 adm. Carpet area. 17.04 Sq. Mtr. on Ground Floor in the building known AS **SHIVALIK SANSKRUTI** owned by **Mr. Pandharinath Baliram Kadam & Mrs. Shubham Pandharinath Kadam** Agreement registered in the office of SRO Nashik - 7 at Sr. No. 1532 / 2022 on Dated : 14/02/2022 the said Flat is bounded by its four sides as under :

East : 18 Mtr. D.P.Road

West : Building Parking

South : Marginal Space

North : Shop No. 03

नसन-७
दस्तावेज क्र. (१०५०० / २०२२)
२१ — ८०



V. The said Building is having approach main entrance of Building as per building plan having total Residential Carpet area 2819.77 Sq. Mtr & Commercial Carpet Area 70.92 Sq. Mtr. Total Carpet Area 2890.69 Sq. Mtr. (as per completion certificate) having parking spaces on ground floor for the each Flat.

GENERAL COMMON AREA AND FACILITIES

1. The common staircase of building shall be used by the members of the family units of building in common, (Except the Staircase of Flat No. 706 & 707) corridor or any other access available in the building which is reasonably required to be used for entering into any family units in said building.
2. The underground water tank, and overhead water tank constructed on the roof of the building for supply of water is common for all units in the said building and drainage system thereof along with all fittings of drainage and plumbing thereof.
3. Common plumbing network throughout the said building
4. Common electric meter and lights thereof fitted in the common staircase portion
5. The water Connection from Municipal Corporation mainline up to the building
6. The foundation and main walls, columns, girders beams of the building as described in the said plan attached hereto.
7. The parking area available on ground Floor of the building for all unit holders.

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

RESTRICTED AREAS AND FACILITIES

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

No Units holder is allowed to alter or remove the foundations, main walls columns, girders and beams of the said building, otherwise it will be harmful to the entire structure of the building and necessary legal action shall be taken against such unit holder.

The Staircase above the Flat No. 706 has allotted to flat No. 706 for the Use of Flat No. 706 Member and also Staircase above the Flat No. 707 has allotted to flat No. 707 for the Use of Flat No. 707 Member.

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

The Administration of **SHIVALIK SANSKRUTI** condominium consisting as aforesaid of the Building and parcel of land described in above paragraphs of this Declaration shall be

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

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

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

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

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

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

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

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

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

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

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

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

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२० - ८०



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

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

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X. That the Manager or the Board of Managers of the Association shall obtain and continue in effect blanket property insurance in the form and amounts satisfactory to the mortgage holding the first mortgage covering the apartment unit, but without prejudicial to the right of the ownership of the apartment unit to obtain individual apartment unit insurance the manager or board Managers of the coverage That the insurance premium for any blanket insurance covered shall be common expenses to be paid by the monthly assessment, and such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premier become due.

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

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

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**RESIDENTIAL:-**

Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
101	Mr. Rupesh Prakash Yeole & Mrs. Mangala Prakash Yeole	44.13	1.49
102	Sanjana Surendran Panikar	50.93	1.72
103	Mr. Amit Shamkant Deo & Mrs. Alka Shamkant Deo	50.93	1.72
104	Mr. Dnyaneshwar Sopan Mali & Mrs. Jaya Dnyaneshwar Mali	44.02	1.48
105	Mr. Santosh Ramesh Kulkarni & Mrs. Nisha Santosh Kulkarni	44.02	1.48
106	Mr. Sandip Pradip Chavan & Mrs. Priyanka Sandip Chavan	65.74	2.22
107	Mr. Baban Waman Ahirrao & Mrs. Sunita Baban Ahirrao	68.00	2.29
108	Mr. Rahul Ashok Yeokar & Mrs. Priya Rahul Yeokar	44.13	1.49

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Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
201	Mrs. Mangal Ramdas Ahire	44.13	1.49
202	Mr. Vishwas Narayan Deore & Mrs. Rekha Vishwas Deore	52.65	1.78
203	Mr. Amol Tulshiram Mahajan Mrs. Bharti Amol Mahajan	52.65	1.78
204	Mr. Gopal Pundlik Dusane & Mrs. Mamta Gopal Dusane	44.02	1.48
205	Mr. Ravindra Namdev Durgude Mrs. Bharati Ravindra Durgude	44.02	1.48
206	Mr. Swapnil Vasant Pakhale Mrs. Manisha Swapnil Pakhale	65.74	2.22
207	Mrs. Vinitha Vijaesh Alies Vinitha Vijayan Mr. Vijesh Vijayan Panicker	68.00	2.29
208	Mr. Vijesh Vijayan Panicker	44.13	1.49

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Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
301	Mr. Swapnil Rajendra Kadam Mrs. Pallavi Swapnil Kadam	44.13	1.49
302	Mr. Prashant Madhukar Gharte Pallavi Manohar Rayate Alias Mrs. Pallavi Prashant Gharte Mr. Chetan Madhukar Gharte	50.93	1.72
303	Mr. Sujit Dnyandeo Paste Mrs. Nilam Sujit Paste	50.93	1.72
304	Mrs. Kunda Devidas Metkar Mrs. Anita Nilesh Shimpi	44.02	1.48
305	Mr. Santosh Keshav More Mrs. Sapana Santosh More	44.02	1.48
306	Mr. Yogesh Babulal More Mrs. Shweta Yogesh More	65.74	2.22
307	Mr. Rony Joseph John Mrs. Rosy Joseph John	68.00	2.29
308	Mr. Digraj Arun Fegade Mrs. Nayana Arun Fegade	44.13	1.49

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Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
401	Mr. Anand Narendra Bhavsar Chandrakala Narendra Bhavsar	44.13	1.49
402	Mr. Jibhau Dattatray Giri Mr. Chaitanya Jibhau Giri	52.65	1.78
403	Grantor	52.65	1.78
404	Mr. Harshal Sanjay Amrutkar	44.02	1.48
405	Mrs. Aaditi Dilip Deore Mrs. Aarti Dilip Deore Mr. Dilip Raosaheb Deore	44.02	1.48
406	Mr. Rahul Bhimrao Avhad Mrs. Dwarka Bhimrao Avhad	65.74	2.22
407	Mr. Dipak Ashok Nahire Megha Vilas Naware Alies Mrs. Megha Dipak Nahire	68.00	2.29
408	Mr. Ganesh Ashok Kokane Mrs. Ujjwala Ashok Kokane	44.13	1.49

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Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
501	Mrs. Shubhangi Rakesh Shimpi Mr. Rakesh Prabhakar Shimpi	44.13	1.49
502	Mr. Kailas Uttam Sambare Mrs. Savita Kailas Sambare	50.93	1.72
503	Mr. Aaditya Somnath Rane Mrs. Usha Somnath Rane	50.93	1.72
504	Mr. Mangesh Shivaji Pawar	44.02	1.48
505	Mr. Pramod Nathu Ahire Mrs. Varsha Pramod Ahire	44.02	1.48
506	Mr. Sohan Ravindra Sonje Mrs. Meena Ravindra Sonje	65.74	2.22
507	Mr. Sachin Ravindra Nikam Mr. Pooja Sachin Nikam	68.00	2.29
508	Mr. Sachin Ashok Patil Mrs. Suvama Sachin Patil	44.13	1.49

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संक्र. १०५००/२०२२

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Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
601	Mrs. Leena Kishor Sandhan	44.13	1.49
602	Mr. Narendra Nandu Pagar Tanuja Rajendra Ahire Alies Mrs. Tanuja Narendra Pagar	52.65	1.78
603	Mrs. Vaishali Nagesh Patil	52.65	1.78
604	Mr. Shantaram Pandurang Rajguru Mr. Amol Shantaram Rajguru	44.02	1.48
605	Mr. Yogesh Ramesh Mahajan Mrs. Rupali Yogesh Mahajan	44.02	1.48
606	Mr. Pradeep Suresh Dhamane Mrs. Bharti Pradeep Dhamnae	65.74	2.22
607	Mr. Arun Navnath Dabhade Sonali Vijay Ahire Alies Mrs. Sonali Arun Dabhade	68.00	2.29
608	Mr. Nemichand Babulal Ahire Mrs. Pramila Nemichand Ahire	44.13	1.49

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Flat No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
701	Grantor	44.13	1.49
702	Mr. Amol Prakash Patil Mrs. Aasha Prakash Patil	50.93	1.72
703	Jyoti Keval Bhamre Alies Mrs. Jyoti Rajendra Ahire Mr. Rajendra Bhika Ahire	50.93	1.72
704	Mangesh Aatmaram Lanjekar Sonali Mangesh Lanjekar	44.02	1.48
705	Mr. Sanjay Ramesh Lohar Mrs. Bharti Sanjay Lohar	44.02	1.48
706	Mr. Swapnil Pramod Palave Nita Mahendra Sangale Alies Mrs. Nita Swapnil Palave	65.74	2.22
707	Mrs. Vandana Sunil Sawant	68.00	2.29
708	Grantor	44.13	1.49

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**COMMERCIAL :-**

Shop No.	Name of Owner	Carpet Area Sq. Mtrs	Voting%
01	Mr.Sagar Machindra Vibhandik Mrs.Archana Sagar Vibhandik	17.04	0.58
02	Mr.Sagar Machindra Vibhandik	18.38	0.62
03	Mr. Ganesh Ragho Deore	18.38	0.62
04	Mr.Pandharinath Baliram Kadam Shubham Pandharinath Kadam	17.04	0.58
	Total	2964.46	100

THE SCHEDULE OF THE LANDED PROPERTY OF THE PRATHAM APARTMENT

All that piece and parcel of the land bearing Plot No. 2 Adm. Area 12 R 26.00 Sq. Mtr. Out of S. No. 299 / 3 / 1 situated at Village Ambadkhurd Tal. & Dist. Nashik, within the limits of registration and Sub - registration District Nashik, within the limits of Nashik Municipal Corporation said land is bounded as follows :

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५० — ८०



East : 18 Mtr D P Road

West : Open Space

South : Gat No. 299/3/2/3 out of Plot No 1,13

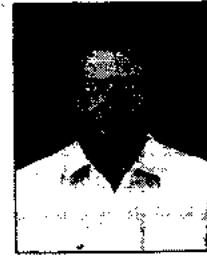
North : Plot No. 1

IN WITNESS WHEREOF the grantors hereto set their respective hands this 1st day of November in the year 2022.



Mr. Madhubhai Babubhai Kothiya

**SIGNED SEALED & Delivered by
The within named Grantor
Shivalik Realty Partnership Firm
Through Partner
Mr. Madhubhai Babubhai Kothiya**



GRANTOR

WITNESS :-

1) *CPD*
Madhubhai Babubhai Kothiya

2) *Ram*
Ram mate

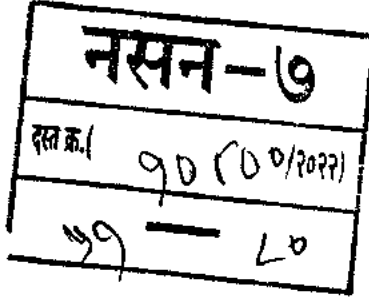


EXHIBIT-B

Bye-Laws Of the Building SHIVALIK SANSKRUTI Condominium

CHAPTER -1

1. Short Title & Application:-

A) These bye laws may be called the bye - laws of The **SHIVALIK SANSKRUTI CONDOMINIUM.**

B) The provision of these by-laws apply to the **SHIVALIK SANSKRUTI CONDOMINIUM.** All the present and future owners, tenements, and their employees or any other persons that might use the facilities of the building in any manner are subject to the regulations set forth in the bye-laws.

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

DEFINATIONS:-

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

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

(B) Association means Association of all the Apartment owners constituted by such owners for the purpose of **SHIVALIK SANSKRUTI CONDOMINIUM.**

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५२ — ८०



(C) BOARD means a Board of Manages, consisting of three persons all of whom shall be owners of Apartment **SHIVALIK SANSKRUTI CONDOMINIUM**.

(D) BUILDING means the building located at Plot No. 2 S. No. 299 / 3 / 1 situated at Village Ambadkhurd Tal. & Dist. Nashik, within the limits of registration and Sub - registration District Nashik, within the limits of Nashik and known as the **SHIVALIK SANSKRUTI CONDOMINIUM**.

(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 these owners holding 51% of the votes in accordance with the percentage assigned in the Declaration.

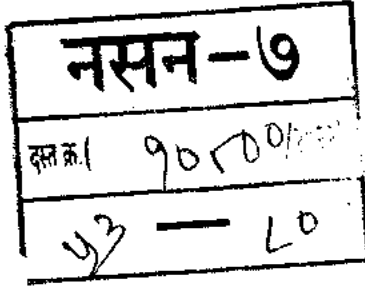
(G) Owner of apartment owner means the persons owing Flat / Shop in the **SHIVALIK SANSKRUTI CONSOMINIUM**.

(H) Section means a section of the Act.

(I) Unit means a family Unit in **SHIVALIK SANSKRUTI CONDOMINIUM**.

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. Apartment Ownership :



The building located on bearing Plot No. 2 adn. area 12 R 26.00 Sq. mtrs. Out Of S. No. 299 / 3 / 1 situated at Village Ambadkhurd Tal. & Dist. Nashik within the limits of registration and Sub - registration District Nashik, and known as the **SHIVALIK SANSKRUTI CONDOMINIUM**. is submitted to the provisions of the act.

4. Objects Of The Association :-

1) The objection of the Association shall be :-

a) To be and to act as the association of Apartment owners of the building called **SHIVALIK SANSKRUTI** (hereinafter called the said building) who have filled their respective Declaration submit their Apartment to the provisions of the Act.

b) To provide for the maintenance, repairs, replacement of the common areas and facilities by contributions from the Apartment owners, and if necessary by raising loans for that purpose.

c) To establish and carry on all its own accounts or jointly with individual or with instructions education, physical, social and recreate activities, for the benefits of the Apartment owners.

d) To frame rules with the approval of the general meeting of the association and after consulting the competent authority establish a provident fund and gratuity fund, if necessary, for the benefits of the employees of the association.

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

2) The association shall not act beyond the scope of these objects specified duly amending the provisions of these bye-laws for the purpose.

5. Members Of Association :-

i) All the persons who have purchased the apartment unit in the **SHIVALIK SANSKRUTI** Condominium and executed their respective declaration under section 5, submitting their Apartment to the provisions of the Act, shall automatically be the members of the Association and shall pay the charges for at least one share of the fare value of Rs. :- 250/- each. Each Apartment owner shall receive of the bye-laws on payment of Rs. 50/-.

ii) Upon any Apartment owner selling his apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchaser or the Donne shall automatically become member of the association and shall be admitted as the member, on payment of Rs:- 10/- the share/s held by the Apartment owner shall be transferred in the of such purchaser or done on payment of Rs:- 3,000/- to the association.

iii) On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeath the same by his will or to the legal representatives/s of his estate in case he has not made any specific bequeath of the Apartment. The name of the legatee or names of the legal representative/s jointly shall be entered in the Register

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५५	— ८०



of the Apartment owners maintained by the Secretary for the purpose of the administration of **SHIVALIK SANSKRUTI CONDOMINIUM**, as the Apartment owner or jointly Apartment owners whereby a legatee is a minor, the Apartment owner shall be entitled to appoint a guardian for such a minor.

6. Joint Apartment Owners :-

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

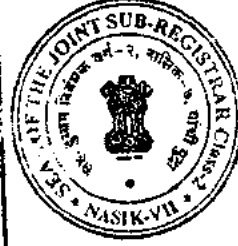
7. Holding Of One Share Compulsory :-

Every Apartment owner must hold at least one share of the Association (joint apartment owners holding the share jointly)

8. Disqualification :-

No apartment owner shall be entitled to vote on the questions of elections of the members of the Board of Presidents, Secretary, Treasurer or any other office-bearer or be entitled to stand for election to such if he is in arrears on last day of the month in respect of his contribution for common expenses to the Association for more than 60 days. On the last day of the year preceding the year in which the election to the board would take place.

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दस्तावेज 90200/100
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CHAPTER-2

Voting, Quorum and Proxies

9. Voting :

shall be on percentage basis and the percentage of the vote to which an Apartment owner is entitled to is the percentage assigned to the family unit or units in the declaration.

10. Quorum :-

Expenses as otherwise provided in these bye-laws, the presents in persons of majority percentage of Apartment owners shall constitute quorums.

11. Vote To Be Cast Person :- Vote shall be cast in person.

CHAPTER- 3

ADMINISTRATION

12. Powers And Duties Of Association :-

The Association will have responsibility of administering the **SHIVALIK SANSKRUTI CONDOMINIUM** in an efficient manner, except as otherwise provided the resolution of the Association shall require the approval by majority of apartment as owners casting vote in person.

13. Place Of Meeting :-

Meeting of the Association shall be held a suitable place convenient to the Apartment owners, as may from time to time be decided by the Association.

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दस्तावेज क्र. (98500/2022)

५७ — ८०

**14. Annual Meeting :-**

The annual of the association shall be held on the 31st March every year and such meeting where there shall be election by Ballot of Apartment owners for Board of Managers in accordance with the requirements for bye-laws.

The apartment owners may also transact such other business of the Association as may property come before them.

15. Special Meeting :-

It shall be the duty of the president to call a special meeting of the Association as directed by resolution of the board or upon a petition signed by authority of the Apartment owners and having been presented to the case may be the Registrar or any officer, duly authorized by him in this behalf. The notice of any Special Meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted as a special Meeting, except as stated in the notice without the consent of 4/5 th of the Apartment owners present in persons.

16. Notice Of Meeting :-

It will be the duty of the secretary to mail or send 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 owner, at least 2 but not more than days prior to such meeting. The mailing or sending of such notice in the manner provided in the bye-laws shall be considered the notice served. Notice of all meeting shall be mailed or sent to the Housing Commissioner or as the case may be to the Registrar.

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रस्रक. १०८०० (१००)
५१ — ८०



17. Adjourned Meeting :-

If any meeting of the apartment owner cannot be organized because of quorum not attained, the Apartment owners who are present may adjourn the Meeting to a time not less than 48 hours the time of the original meeting was called. If at such adjourned meeting, also, no quorum is attained, the apartment owners present in person being not less than 2 shall form a quorum.

18. Order Of Business :-

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

- a) Roll call,
- b) Proof of notice of meeting or waiver of notice.
- c) Report of the Housing Commissioner or the Registrar duly authorized by them, if present.
- d) Report of Committee
- e) Election of Board of Managers.
- f) Unfinished business, if any.
- g) New Business.

CHAPTER- 4

BOARD OF MANAGERS

19. Management Of Association :-

The affairs of the association shall be governed Board of Managers.

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दस्तावेज/ १० (००/२०२२)

५२ — ८०

**20. Power And Duties Of The Board :-**

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the association and any or all such acts and things are not by law or by these bye-laws directed to be executed and done by the association of the Apartment owners.

21. Other Duties :-

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

- a) Care-up keep and maintenance of **SHIVALIK SANSKRUTI CONDOMINIUM** and common areas and common area and facilities.
- b) Collections of the monthly assessments from the Apartment owners.
- c) Designation, employment remuneration and dismissal of the personnel necessary for the maintenance and operation of the **SHIVALIK SANSKRUTI** condominium and the common areas and facilities and the restricted common area and the facilities.
- d) To provided for the manner in which the audit and account of the association shall be carried out.
- e) To inspect the accounts kept by the secretary and / or the treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the association.

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- f) To sanction working expenses, count cash balance and deal with other miscellaneous business.
- g) To see that cash written up promptly and is signed duly by one of the members of the Board authorized in this behalf.
- h) To hear and deal with complaints.

22. Manager :-

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

23. Election & Term Of Office :-

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of such respective Manager. A 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 shall or should be established in a similar manner so that they will expire in different years).

24. Vacancies :-

Vacancies in the Board caused by any reason other than the removal of a manager by a vote of the association shall be filled by vote of the majority of the remaining managers even though they may constitute less than quorum and each

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person so elected shall be a manager until a successors is elected at the next annual meeting of the association.

25. Removal Of Managers :-

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

26. Organization Meeting :-

The first meeting of a newly elected Board shall be held within ten days of election at such place shall be fixed 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 constitute such meeting, provided a majority of the whole board shall be present.

27. Regular Meeting :-

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

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**28. Special Meeting :-**

Special meeting of the board may be called by the president on three days notice to each manager. Give personally or by mail or telegraph, which notice shall state the time place (as hereinabove provided) and purpose of the meeting. Special meeting of the board shall be called by the president of secretary in like manner and on like notice on the written request of at least three managers.

29. Waiver Of Notice:-

Before or at any meeting of the Board any manager may, in writing, waiver notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a manager at meeting of the Board shall be a waiver of notice by him of the time and 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 $\frac{1}{3}$ of the total strength of the managers shall constitute a quorum for managers present at the meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present the majority of these present may adjourn the meeting, from time to time any business which might have been transacted at the meeting as originally called may be transaction without further notice, provided there is a quorum present.

31. Fidelity Bonds :-

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

CHAPTER-5 - OFFICERS

32. Designation :-

The principal officers of the association shall be president, a vice president a secretary and a Treasurer of whom shall be elected by and from the Boards.

33. Election Of Officers :-

The officers of the association shall be elected annually by the Board of the Organization meeting of each new board and shall hold officers at the pleasure of the board.

34. Removal Of Officers :-

Upon an affirmative vote of a majority of the members of the board of any officers 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 the chief Executive Officer of the Association. He shall president at all meetings of the association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to the power to appoint committees from among owners from

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time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the association.

36. Vice President :-

The Vice president shall take the place of the president and perform his duties whenever the president shall be absent or unable to act. If neither the president nor the vice-president is able to act, the board shall appoint some other member of the board so to act on interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by board.

37. Secretary :-

The Secretary shall keep 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 incidental to the office of the secretary.

38. Treasurer :-

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

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CHAPTER - 6

OBLIGATIONS OF THE APARTMENT OWNERS

39. Assessments :-

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

40. Maintenance And Repair :-

- i) Every owners must perform promptly, all maintenance repair work within his own unit. Which if omitted would affect the **SHIVALIK SANSKRUTI** Condominium in entirely or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.
- ii) All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air-conditioners, sanitary, installation, doors windows, lamps and other accessories belonging to the unit area shall be at the expenses of the apartment owner concerned.
- iii) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common areas & facility damaged through his fault.

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41. Use Of Family Units-Internal Changes :-

i) All units (except units on the Ground floor, shop premises) shall be utilized for residential purpose only.

ii) An owner shall not make any structural modifications on alterations in his unit or installation located therein without previously notifying the association in writing through the president of the Board if no manager is employed. The association shall have the obligation to answer within thirty days and failure to do so within 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 and facilities An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules stairways, elevators and other area of **SHIVALIK SANSKRUTI** Condominium and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind such area shall be used for no other purpose than for formal transit through them.

43. Right Of Entry :-

i) An owner shall grant the right of entry to the manager or to any other person authorized by the board or the Association in case of an emergency originating in or threatening his unit whether the owner is present at the time or not.

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

44. Rules Of Conduct :-

- i) No resident of the **SHIVALIK SANSKRUTI** condominium shall post any advertisement or posters of any kind or on the building, except as authorized by the association.
- ii) Residents shall exercise extreme care about making noises or the use of the musical instruments, radios, televisions and amplifiers that may disturb others residents, keeping domestic animals shall abide by the Municipal Sanitary by laws or regulations.
- iii) It prohibited to hang garments rugs etc. from the windows, balconies or from any of the faces of the **SHIVALIK SANSKRUTI** condominium.
- iv) It is prohibited to dust rugs, etc. by beating on the exterior part of the said condominium. It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose 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.

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v) No owner, residence or lease shall install wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. On the exterior of the **SHIVALIK SANSKRUTI** Condominium or that produce through the walls or the roof of that condominium except as authorized by the Association.

CHAPTER - 7

FUNDS AND THEIR INVESTMENTS

45. Funds :-

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

- a) By shares.
- b) By contributions and donations from the apartment owners.
- c) From common profits which shall form the nucleus of the reserve funds.

By raising loans, if necessary subject to terms & conditions as the associations, with approval of the competent Authority may determine in behalf.

46. Investment :-

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

- a) In the central co-op. bank or in the state co-op. bank or any other schedule bank or any other bank by the meeting.
- b) In any of the Securities specified in Section 20 of the Indian Trust Act, 1882.

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- c) In any co-op. bank other than these referred to in clause (a) of this bye-laws or in any banking company approved for this purpose by the association.

47. Application :-

Should there be any Federation of Apartment owners in the locality in which the **SHIVALIK SANSKRUTI** condominium is situate, the association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

48. Accounts :-

- i) A banking accounts shall be opened by the association into which all moneys received on behalf of the association shall be paid provided that the secretary, may retain in its personnel custody an amount not exceeding Rs:- 1000/- for petty expenses. All payment above Rs :- 500/- shall be made by cheque signed by the secretary and one member of the board.
- ii) Each apartment owner shall have a passbook in which the secretary shall enter amount paid to be or received for his share in receipts of profits from common expenses and his share of assessment and other dues, if any, in respect of his apartments.
- iii) The association shall on or before 31st July in each year publish as audited annual financial statement in respect of the common areas and facilities containing.

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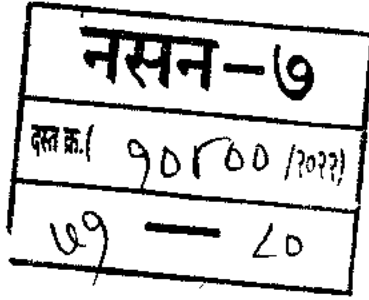
- a) The profit and loss account.
- b) The receipts and expenditure of the previous financial years and,
- c) A summary of the property and assets and liabilities of the common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at
- iv) 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 hereof shall be submitted to the competent authority not later than 15th August every year.
- v) Every financial statement shall be accompanied by complete list of the apartment owners. There shall also accompany the financial statement in 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 Reports :-

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

50. Appointment Of Auditor :-

The association shall appoint at its general meeting auditor who shall audit the account of the association to be prepared by the board as hereinabove provided and shall examine the



accounts relating thereto and shall either sign the same as found by him to be correct, or specially report to the association in what respect he finds it incorrect, un-vouched or not in accordance with law.

51. Power Of Auditor :-

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

CHAPTER-8

MORTGAGEES

52. Notice To Association :-

An owner who mortgages his units shall notify that association through the Manager, if any or the president of Board in the event there is no manager, the name and address of his mortgages and the association shall maintain such information in a book entitled Mortgages of Units.

53. Notice for Unpaid Assessments :-

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

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CHAPTER-9

COMPLIANCE

54. 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 provision of the Act will apply.

55. Seal Of The Association :-

The association shall have a common seal which be the custody of the Secretary and shall be used only under the authority of resolution of the board and every deed of instruments to which the seal is affixed shall be attested 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-10

AMENDMENT TO PLAN APARTMENT OWNERSHIP

56 .Amendment Of Byc-Laws :-

These bye-laws may be amended by the association in a duly consisted meeting for such purpose and no amendment shall take effect unless approved by owners representing as least 75% (percent) of the total value of all units in the 1980 Apartment Condominium as shown in the Declaration.

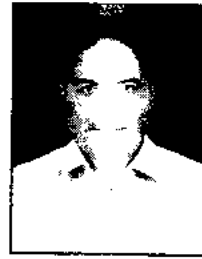
IN WITNESS WHEREOF the grantors hereto set their respective hands this 1st day of November in the year 2022.

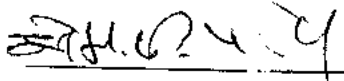
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SIGNED SEALED & Delivered by
The within named Grantor
Shivalik Realty Partnership Firm
Through Partner
Mr. Madhubhai Babubhai Kothiya





GRANTOR

WITNESS :-

1) 
Waibhar Dhotgud

2) 
Ram Ma. C



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- अंबडखुर्द (५५०३७५)

तालुका :- नाशिक

जिल्हा :- नाशिक

भुमापन क्रमांक व उपविभाग		२९९/३/१/फ्लॉट/न/२		शेताचे स्थानीक नाव :			
भुधारणा पद्धती		भोगवटादार बर्ग -१					
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.घौ.मी	४५७५	आशिश मधुभाई कोठीया				(१२४०२)	कुळाचे नाव व खंड
		कौशिक मधुभाई कोठीया				(१२४०२)	
अकृषिक क्षेत्र		जगदीश बाबुभाई कोठीया				(१२४०२)	इतर अधिकार
चिन शेती १२,२६.००		मधुभाई बाबुभाई कोठीया				(१२४०२)	इतर
		महेश प्रेमजीभाई कथिरिया				(१२४०२)	एल.आय.पी./ई.डब्ल्यू.एल. (१९८७७)
चिन शेती ०.००		मे. शिवालिक रियल्टी भागीदारी फर्म लॉ				(१२४०२)	
आकारणी		भागीदार				(१२४०२)	प्रलंबित फेरफार : नाही.
		रोहित मनुभाई फनानी				(१२४०२)	
		सुरेश बाबुभाई घनानी				(१२४०२)	शेवटचा फेरफार क्रमांक : १२४०२ व दिनांक : ०१/०१/२०१९
		समाप्तीक क्षेत्र	१२.२६००	१७२८.६६			
नसन-७ दस्त क्र. (१०८००/१००) ७४ — २० 							
जुने फेरफार क्र. (११८७७) (१२३७२) (१२४०२)							सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख (दि. २५/१२/२०१९: ११:०३:५२ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

७/१२ कायदो ७ वीथ दि. : ०१/१२/२०२१ : १५:१७:५१ PM, वैधता पडतल्यानंतरही <https://digitalsatbara.mahachomi.gov.in/dsr/> या संकेत स्थळावर जाऊन 201100001192962 हा

क्रमांक दाखवावा.





नाशिक महानगरपालिका, नाशिक

इमारत वापराचा दाखला

ARC No. 1113-14

No. 30288

(पूर्ण/भागशः)

जाचक क्र./नमिति 30288/2022

दिनांक : 09 05/2022

श्री./श्रीमती मे. शिवालीक रियल्टी प्रा. लि. संस्था तर्फे प्रा. लि. री. टी. व. नुभाईकनाजीव इतर
प्रकल्पाचे ठिकाण व पत्ता : शिवालीक संस्कृती, अथ हिंद कॉलनी, महात्मन नगर, अंबड, नाशिक

संदर्भ : आपला दिनांक 28/02/2022 चा अर्ज क्रमांक बी२/अपेस/330/2022

महाशय,

दाखला देण्यात येतो की, अंबड रुट शिवारातील/सि.नं., स.नं. 222/3/9

प्लॉट नं. 02 अं. भू. क्र. — मधील इमारतीच्या तळपती गिरीशोप + 2 मजले फ्लॉट
मजल्याचे इकडील बांधकाम परवानगी क्र. BP/CD/004 दिनांक 26/09/2019 अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. सुमित कुमार रजिस्ट्रेशन नं. 2003/32323.
यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी + निवासेतर कायद्यासाठी खालील अटी
शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र 3096.00 चौ.मी. या पैकी निवासी 2236.00 निवासेतर 06.00 चौ.मी.

२) एकूण चटई क्षेत्र 2200.00 चौ.मी. या पैकी निवासी 2296.00 निवासेतर 00.00 चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी + निवासेतर कारण करिताच करता येईल.

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

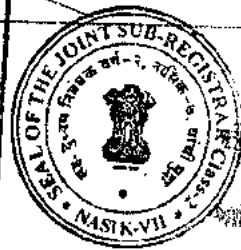
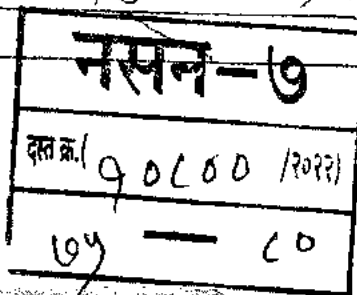
३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. 80606334

४) अग्रिम विभागाचा अंतिम दाखला क्रमांक _____

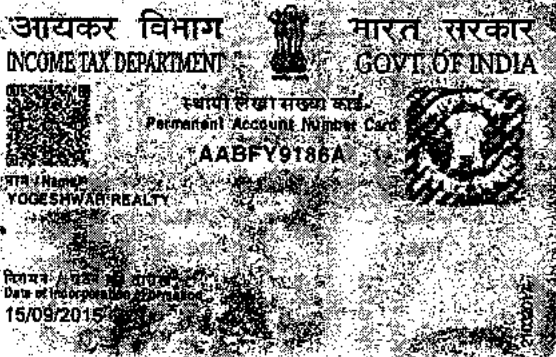
५) पर्यावरण विभागाचा नाहकत दाखला क्रमांक _____

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७) तपासणी रकम 2000/- + वीथी देड रकम 9000/- + अज्ञा वापर रकम 20000/- +
नुतनीकरण रकम 2000/- पा.क्र/बु.क्र 8800 दि. 30/09/2022 अन्वये तपासणी-
रकम 90,000/- पा.क्र/बु.क्र 8800 दि. 30/09/2022 अन्वये भरणा केला असे



नगर विभाजन विभाग
नाशिक महानगरपालिका, नाशिक



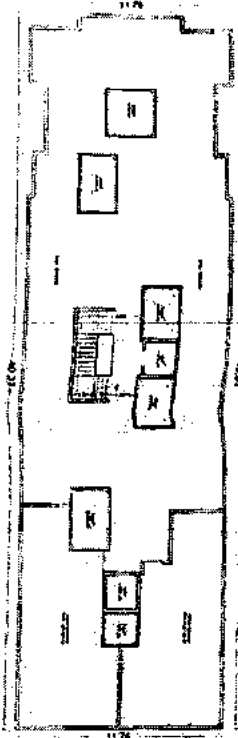
आयकर विभाग
INCOME TAX DEPARTMENT
MADHUBHAI BABUBHAI KOTHIYA
BABUBHAI NARSIBHAI KOTHIYA
01/06/1968
Permanent Account Number
AGDPK8211A
संम. अ. परत
Signature

भारत सरकार
GOVT. OF INDIA

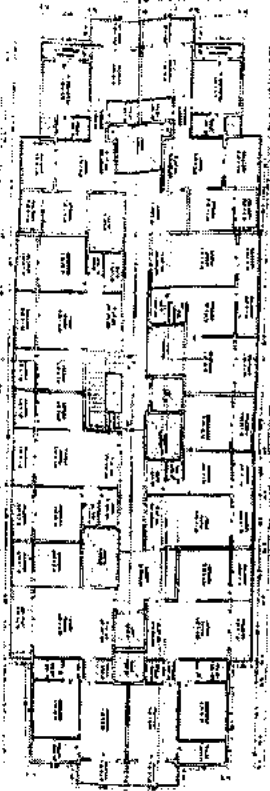


संम. अ. परत

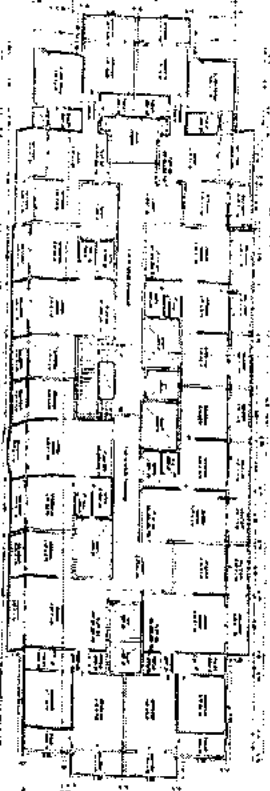
TERACE FLOOR PLAN
Scale: 1/8" = 1'-0"



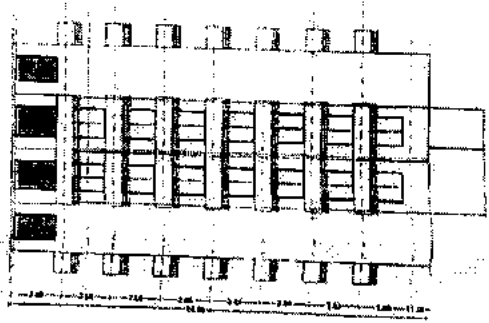
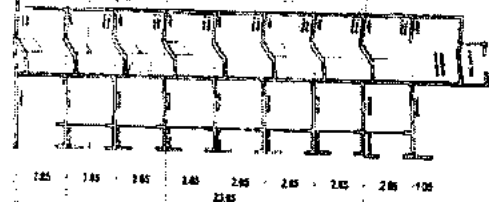
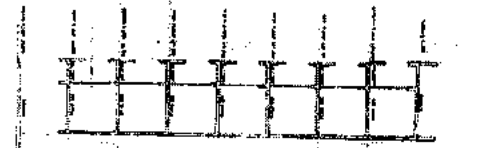
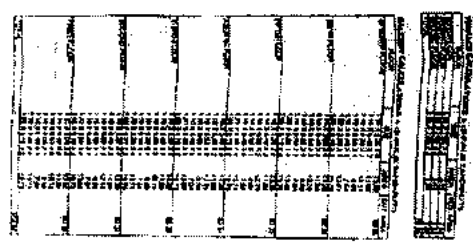
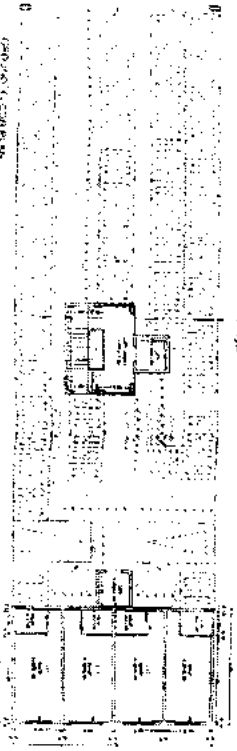
FLOOR 2ND, 3RD, 4TH FLOOR PLAN
Scale: 1/8" = 1'-0"



FLOOR 1ST, 2ND, 3RD, 4TH FLOOR PLAN
Scale: 1/8" = 1'-0"

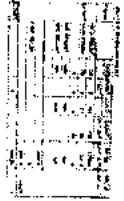


FLOOR 5TH, 6TH FLOOR PLAN
Scale: 1/8" = 1'-0"



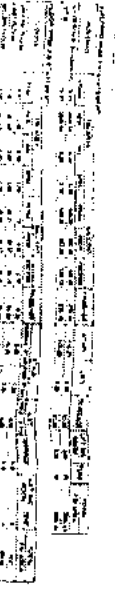
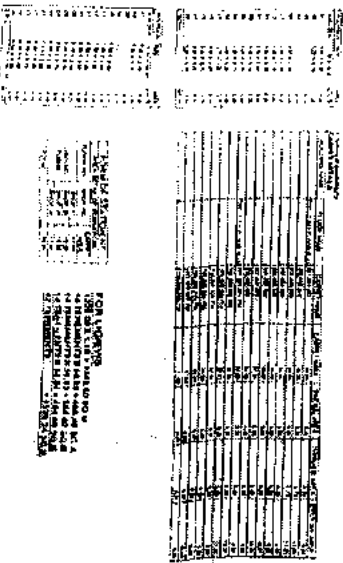
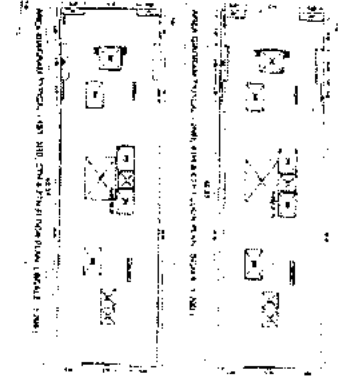
NOTE: ALL APPROVED PLANS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL. NO ALTERATIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LOCAL AUTHORITY.

Scale: 1/8" = 1'-0"



18.00 M WIDE ROAD

SITE PLAN
Scale: 1/8" = 1'-0"



APPROVED

For the submission of the plans to the local authority, the applicant shall submit the following documents:

1. Original and two copies of the approved plan.

2. Original and two copies of the site plan.

3. Original and two copies of the floor plan.

4. Original and two copies of the terrace plan.

5. Original and two copies of the site plan.

6. Original and two copies of the floor plan.

7. Original and two copies of the terrace plan.

8. Original and two copies of the site plan.

9. Original and two copies of the floor plan.

10. Original and two copies of the terrace plan.



नसन-७

दस्तावेज (90600/2022)

100 — 20

APPROVED

For the submission of the plans to the local authority, the applicant shall submit the following documents:

1. Original and two copies of the approved plan.

2. Original and two copies of the site plan.

3. Original and two copies of the floor plan.

4. Original and two copies of the terrace plan.

5. Original and two copies of the site plan.

6. Original and two copies of the floor plan.

7. Original and two copies of the terrace plan.

8. Original and two copies of the site plan.

9. Original and two copies of the floor plan.

10. Original and two copies of the terrace plan.

घोषणापत्र / शपथपत्र

मी / आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे (चे दि. 30/11/2013 रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातून निष्कट ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही, याबाबतचा शोध मी / आम्ही अभिलेखात घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असुन मी / आम्ही स्वतः खात्री करुन घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून व्हायार हे हयात आहेत व उक्त मुखत्यारपत्र अदयापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहे / आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क कर्ज, बँक, बोर्जे, विकसन बोर्जे शासन बोर्जे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागजांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी तो निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिल्हकतीच्या हस्तांतरणाबाबत कोणत्याही संक्षेप अधिकारी / मा.न्यायालय / मा.उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची मी / मलाही खात्री देत आहे / आहेत.

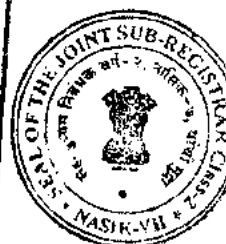
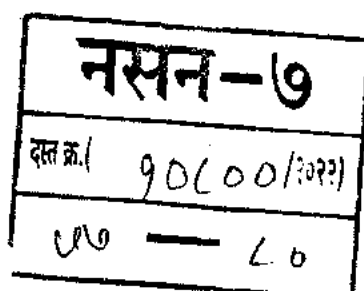
नॉंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाचे / उच्च न्यायालयाचे दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नॉंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पूर्णपणे जाणीत आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संग्रहित व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी उठू नयेत म्हणुन मी / आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहाणार आहे / आहोत, याची मला / आम्हाला पूर्ण 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 1908 चे कलम 82 व भारतीय दंड संहिता 1860 मधील तरतुदीनुसार 7 वर्षांच्या शिक्षेस पात्र राहणार आहे / आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार...

लिहू: शेणार...



539/10800

बुधवार, 02 नोव्हेंबर 2022 2:05 म.नं.

दस्त गोषवारा भाग-1

नसत 7 10800

दस्त क्रमांक: 10800/2022

दस्त क्रमांक: नसत 7 /10800/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 100/-

डु. नि. सह. डु. नि. नसत 7 यांचे कार्यालयात

अ. क्र. 10800 वर दि. 02-11-2022

रोजी 2:03 म.नं. वा. हजर केला.

पावती: 12571

पावती दिनांक: 02/11/2022

सादरकरणाचे नाव: योगेश्वर होम्स भागीदारी फर्म तर्फे भागीदार श्री .
मधुभाई बाबुभाई कोठीया

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

दस्त हजर करणाऱ्याची सही:

एकूण: 1700.00

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

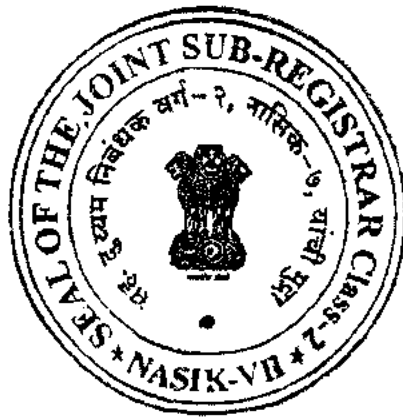
सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिनालेख

शिक्का क्र. 1 02 / 11 / 2022 02 : 03 : 08 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 11 / 2022 02 : 03 : 48 PM ची वेळ: (फी)



02/11/2022 2 06.49 PM

दस्तावेज क्रमांक: नसं 7/10800/2022

दस्तावेज प्रकार: घोषणापत्र

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: योगेश्वर होम्स भागीदारी फर्म तर्फे भागीदार श्री. मधुभाई बाबुभाई कोटीया पत्ता: प्लॉट नं. -, प्लॉट नं. -, इमारतीचे नाव: -, प्लॉट नं. -, रोड नं: रा. श्री. कृष्णकृष्ण एसएसए - 35, अश्विन नगर, सिडको, नाशिक, महाराष्ट्र, पिन: 422001. पिन नंबर: ADNFS1326H	निवृत्त देशी वय: - स्वाधारी:-		

वरील दस्तऐवज करून देणार तसाकथीत घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 02/11/2022 02:04:55 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	निवृत्त देशी योगेश्वर होम्स भागीदारी फर्म तर्फे भागीदार श्री. मधुभाई बाबुभाई कोटीया	02/11/2022 02:05:37 PM	मधुभाई बाबुभाई कोटीया M XXXX XXXX 9840 

शिक्का क्र.4 ची वेळ: 02/11/2022 02:05:38 PM

शिक्का क्र.5 ची वेळ: 02/11/2022 02:05:58 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की,
या दस्तावेजमध्ये एकूण ८० पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
९०१०० वर नोंदला.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use At	Deface Number	Deface Date
1	Shivalik Realty Partnership Firm Through Partner	eChallan	02300042022103002431	MH00986858520223E	100.00	SD	0004563922202223	02/11/2022
2		DHC		0111202204056		RF	01112022040569	02/11/2022
3	Shivalik Realty Partnership Firm Through Partner	eChallan		MH00986858520223E		RF	0004563922202223	02/11/2022

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

10800 /2022

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2. Get print immediately after registration.

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