

92136
2022

Deed of Declaration

Three Bedroom Apartment

395/12838

पाकरी

Original/Duplicate

Wednesday, November 23, 2022

नोंगी क. 39म

11:08 AM

Regn: 39M

पाकरी क्र.: 14965 दिनांक: 23/11/2022

वाचाचे नाव: नाजिक शहर - १

वस्तुऐकबाचा अनुक्रमांक: समज5-12838-2022

वस्तुऐकबाचा प्रकार: पोंगणावत

मादर करणाऱ्याचे नाव: 1) विजयसिंग गुलाबसिंग नाबपुत (पाटील) 2) सगला चंद्रसिंग पाटील-बांचे ज.मु. महामुन चंद्रसिंग उर्फ गुलाबसिंग पाटील बांचे त्रि. मु. माणूस पी. प्रविण चंद्रकांत पाटील

सेव्हाची फी ₹. 100.00

दस्त हाताळणी फी ₹. 960.00

पृष्ठांची संख्या: 48

एकूण:

₹. 1060.00

आपलास मूळ इन्त, संबलेल थिंट, मूची-२ बंदोळे

11:26 AM द्या वेळेस मिळेल.

रस. दुकानाचे ठेकेदार/मालक/माली/र

माहिती-५.

वाजार मुल्य: ₹. 1/-

सौकर्याचा म. 0/-

भरलेले मुद्रांक मुल्य: ₹. 100/-

1) देयकाचा प्रकार: DHC रकम: ₹. 960/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 2111202215957 दिनांक: 23/11/2022

बँकिचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH010010950202223E दिनांक: 23/11/2022

बँकिचे नाव व पत्ता:

सुद्ध दरमदेंदण परत देवला.

नाशिक शहर - १

[illegible]

सह. मुख्य निबंधक वर्ग-२
नाशिक-५.

मुन्नाकरनासाही विचाराय दिवनेला लागीतः मुन्नाकरनाही जाणवता नाही असे जेष्ठपुत्राच्या वारसद्वारे दाखवावे लागेल.

सदस्य भूषण बाकागुप्ता निवेदनार्थी अनुच्छेद :- Affidavit





नसिम-५
सं. १२६३८ (२०२२)
१ — ४८

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2111202210057	Date 21/11/2022
Received from CHANDRASINGH ALIAS CHANDRAKANT GULABSINGH PATIL, Mobile number 9423080704, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name IBFL	Date 21/11/2022
Bank CIN 10004102022112114288	REF No. 279880700
This is computer generated receipt, hence no signature is required.	

Stamp Rs. 100/-

// SHREE //

:: DEED OF DECLARATION ::

DEED OF DECLARATION AT NASHIK on
this 21st NOVEMNER IN THE YEAR 2022, at Nashik.

(Contd. Page No. 2)



CHALLAN
MTR Form Number-5

GRN	MHD00010050202230	BARCODE	0 100 1 1 000000 1 1 100 00 1 00000000 0 10 0 00		Date	21/11/2022-12:04:34		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		ADXPP2910J			
Office Name NSK5_NASHIK & JOINT SUB REGISTRAR					Full Name		CHANDRASINGH ALIAS CHANDRAKANT			
Location NASHIK							GULABSINGH PATIL			
Year 2022-2023, One Time					Flat/Block No.		SHREE ENCLAVE APARTMENT, NASHIK CITY			
					Premises/Building		-1			
Account Head Details				Amount In Rs.						
0030046401 Stamp Duty				100.00		Road/Street		S. NO. 2029/188PLOT NO. 119 TO 22, NASHIK CITY -1		
0030043301 Registration Fee				100.00		Area/Locality		NASHIK CITY -1		
						Town/City/District				
						PIN		422001		
						Remarks (If Any)				
						SecondPartyName-CHANDRASINGH ALIAS CHANDRAKANT				
						GULABSINGH PATIL-				
Total				200.00		Amount In Words		Two Hundred Rupees Only		
Payment Details IOBI BANK					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		@10333202212113344 7728235224	
Cheque/DD No.					Bank Date		RBI Date		21/11/2022-12:06:51 Not Verified with RBI	
Name of Bank					Bank-Branch		IOBI BANK			
Name of Branch					Scroll No. / Date		Not Verified with Scroll			

Paul



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सं. १२८३८ / २०२२

३ — ४८

- 1) **MR. VIJAYSINGH GULABSINGH RAJPUT (PATIL),**
(PAN NO - CJXPP4995B)
Age :- 58 Years, Occupation :- BUSINESS,
- 2) **MRS. SARLA CHANDRASINGH PATIL,**
(PAN NO - AMTPP4166D)
Age :- 58 Years, Occupation :- BUSINESS,
Both Residing at :- 13, Anusaya Chintamani Colony,
Sawarkar Nagar, Nashik - 422 013.
Through their General Power of Attorney holder
MR. CHANDRASINGH ALIAS CHANDRAKANT GULABSINGH PATIL
Age :- 65 Years, Occupation :- Builder/Developers,
(PAN NO - ABXPP7910J)
Residing at :- 13, Anusaya Chintamani Colony,
Sawarkar Nagar, Nashik - 422 013.
- 3) **MR. CHNDRASING ALIAS CHANDRAKANT GULABSINGH PATIL.**
Age :- 62 yrs. Occupation :- Business
(Pan No. ABXPP7910J)
Residing At :- 13, Anusaya Chintamani Colony, Sawarkar Nagar,
Gangapur Road, Nashik-422013.

Hereinafter referred to AS **THE GRANTOR NO. 1 (THE OWNER) (THE VENDOR)** (Which expression shall unless repugnant to the context mean and include his / her heirs, legal representatives, executors, administrators and assignees etc.)

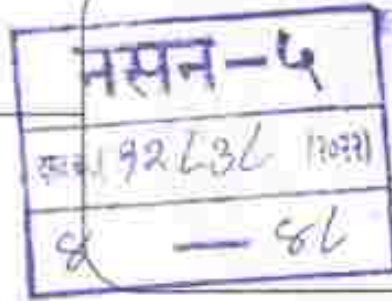
A N D

MR. CHANDRASINGH ALIAS CHANDRAKANT GULABSINGH PATIL
(PAN NO - ABXPP7910J)
Age :- 65 Years, Occupation :- Builder/Developers,
Residing at :- 13, Anusaya Chintamani Colony,
Sawarkar Nagar, Nashik - 422 013.

Hereinafter referred to AS **THE GRANTOR NO.2 (THE BUILDER / DEVELOPER)** (Which expression shall unless repugnant to the context mean and include his / her heirs, legal representatives, executors, administrators and assignees etc.)

FIRST :-

That the Grantor No.1 are the Owners, well seized & possessed of and otherwise entitled to all that piece and parcel of land situated at Village Nashik city 1, Tal- Dist-Nashik bearing Plot No. 19 to 22, admeasuring 918.12 sq.mtrs., out of S. No. 265/1/1/B/Plot No 19 to 22, within the limits Nashik Municipal Corporation and Sub-Registration & Registration District of Nashik bounded as under :-



ON OR TOWARDS EAST	:-	9.0 Meters Colony Road.
ON OR TOWARDS WEST	:-	6.0 Meters Colony Road
ON OR TOWARDS SOUTH	:-	6.0 Meters Colony Road
ON OR TOWARDS NORTH	:-	Adj. Open Space

together with the **Ground Floor** for parking And **First Floor To Fourth Floor**, - Storied building standing thereon.

AND WHEREAS, The Owner **Mr. Vijaysing Gulabsing Rajput (Patil)** is the owner of Plot No. 19 and 20, and Mrs. **Sarala Chandrasing Patil** is the owner of Plot no. 21. The said Plot No. 19, 20, and 21 is given to Grantor No.2/Builder Developer for Development Purpose by the said owners of Plots. The said Development Agreement & General Power of Attorney was registered in the office of the Joint Sub-Registrar, Class-II, Nashik-5, at Sr. No. **NSN-5-7553-2019 on dt.05/09/2019** and accordingly **Mutation Entry** was effected vide No.105845

AND WHEREAS The Owner **Mr. Chandrasingh Alias Chandrakant Gulabsingh Patil** has purchased by the Plot No. 22 from the previous owners Smt. Jankabai Trimbak Nikam & Other 4, by registered Sale Deed which was duly registered at the office of Sub-Registrar, Nashik-1 at document Sr. No. **NSN-1-5272-2005, on dt.19-09-2005**. On the basis of the said Sale Deed **Mutation Entry No. 54335** is certified for recording the names of the promoters in the "Ownership" column of the 7/12 extract.

The Grantor No.2 being owner of plot No.22 and Development right for plot No.19,20 & 21 is competent to develop said property and constructed a building on the said plot as per the building plan approved by Nashik Municipal Corporation, Nashik & accordingly the Grantor No.2 has Constructed Flat Type building on this property.

SECOND :-

That the Grantor No.2 has constructed a building upon the said land at the above referred situated at **Village Nashik city 1, Tal- Dist-Nashik bearing Plot No. 19 to 22, admeasuring 918.12 sq.mtrs., out of S. No. 205/1/1/B/Plot No 19 to 22**, within described in clause first above, consisting of **32 units i. e. Residential Units** as per the plans attached hereto at Exh. A the plan for the construction work were approved by the Nashik Municipal Corporation, Nashik under the **Commencement Certificate No. LND / BP /Nashik / DCR / 0594/2019, Dated:- 19/04/2019** & the plan for the construction of the project consisting of residential is approved by the Nashik Municipal Corporation by their **Commencement Certificate No. LND/VS/BP/C1/652, dated- 22-11-2019** for transfer of building permission.

The building is known as " **SHREE ENCLAVE APARTMENT** " with it's postal address at situated at - **Hirawadi, Panchavati, Nashik City 1, Tal. & Dist-Nashik.**

The building construction work is done as per the sanctioned plans. The specifications of the units given herein below are at present final and without any alterations of amendments and to that extent, the grantors shall not use any option or discretion and they will abide by the present approved plans.



That the said building is already constructed & is having the Ground Floor for parking And First Floor To Fourth Floor, Residential Flats.

All the units are capable of individual utilization on account of having their own independent access to the common areas and facilities of the building, each apartment unit is sold out to the respective owner independently. Each owner obtains a particular exclusive property thereof and each apartment consisting heritable and transferable immovable property within the meaning of the common law for the time being in force in the state and also undivided interest in general and restrictive common areas and facilities of the building as listed hereinabove in this deed necessary for their adequate use and enjoyment and hereinafter referred to as general and/or restricted common areas and facilities all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970.

FOURTH :-

That the said building has 1530.16 sq. mtrs. Carpet floor area as per plan. in Exh-A.

FIFTH :-

That this condominium shall be known as "SHREE ENCLAVE APARTMENT" Condominium and that the Apartment and the common areas and facilities of the building will be as follows :-

APARTMENT UNITS :-

On the 1st Floor Plus 4th Floor there are 32 Residential (Flat unit bearing No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32) The Apartment Units are Residential Units are described below fully.

RESIDENTIAL UNITS :-

RESIDENTIAL APARTMENT UNIT NO. 01 (Flat No. 1) :-

It is a Residential unit on First Floor having Carpet Area of 56.77 Sq. Mtrs + Balcony 8.83 Sq. Mtrs. + parking 11.89 Sq. Mtrs. and bounded as under:-

ON OR TOWARDS EAST	:-	Staircase.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No. 02



RESIDENTIAL APARTMENT UNIT NO. 02 (Flat No. 2) :-

It is a Residential unit on **First Floor** having **Carpet Area of 56.77 Sq. Mtrs + Balcony 16.63 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No. 03 & Lobby.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	Flat No. 01
ON OR TOWARDS NORTH	:-	Side Margin.

RESIDENTIAL APARTMENT UNIT NO. 03 (Flat No. 3) :-

It is a Residential unit on **First Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No. 04.
ON OR TOWARDS WEST	:-	Flat No. 02.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin.

RESIDENTIAL APARTMENT UNIT NO. 04 (Flat No. 4) :-

It is a Residential unit on **First Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.05.
ON OR TOWARDS WEST	:-	Flat No.03.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin

RESIDENTIAL APARTMENT UNIT NO. 05 (Flat No. 5) :-

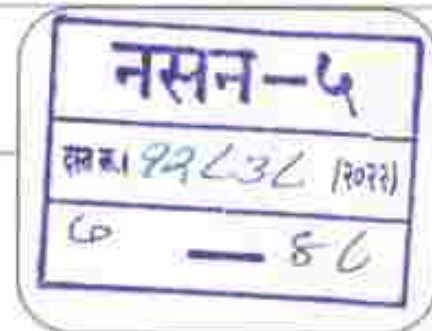
It is a Residential unit on **First Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No.04.
ON OR TOWARDS SOUTH	:-	Flat No.06.
ON OR TOWARDS NORTH	:-	Side Margin

RESIDENTIAL APARTMENT UNIT NO. 06 (Flat No. 6) :-

It is a Residential unit on **First Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No.07.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No.05.

**RESIDENTIAL APARTMENT UNIT NO. 07 (Flat No. 7) :-**

It is a Residential unit on **First Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.06.
ON OR TOWARDS WEST	:-	Flat No.08.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.

RESIDENTIAL APARTMENT UNIT NO. 08 (Flat No. 8) :-

It is a Residential unit on **First Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.07.
ON OR TOWARDS WEST	:-	Flat No.01.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.

RESIDENTIAL APARTMENT UNIT NO. 09 (Flat No. 9) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 56.77 Sq. Mtrs + Balcony 8.83 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Staircase.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No. 10

RESIDENTIAL APARTMENT UNIT NO. 10 (Flat No. 10) :-

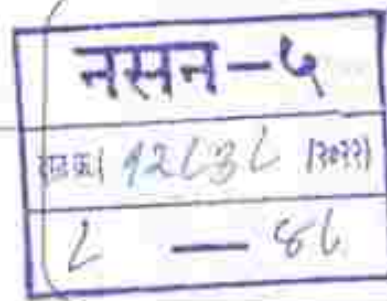
It is a Residential unit on **Second Floor** having **Carpet Area of 56.77 Sq. Mtrs + Balcony 16.63 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No. 11 & Lobby.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	Flat No. 09
ON OR TOWARDS NORTH	:-	Side Margin.

RESIDENTIAL APARTMENT UNIT NO. 11 (Flat No. 11) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.12.
ON OR TOWARDS WEST	:-	Flat No. 10.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin.



RESIDENTIAL APARTMENT UNIT NO. 12 (Flat No. 12) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.13.
ON OR TOWARDS WEST	:-	Flat No.11.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin

RESIDENTIAL APARTMENT UNIT NO. 13 (Flat No. 13) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No.12.
ON OR TOWARDS SOUTH	:-	Flat No.14.
ON OR TOWARDS NORTH	:-	Side Margin

RESIDENTIAL APARTMENT UNIT NO. 14 (Flat No. 14) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No.15.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No.13.

RESIDENTIAL APARTMENT UNIT NO. 15 (Flat No. 15) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.14.
ON OR TOWARDS WEST	:-	Flat No.16.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.

RESIDENTIAL APARTMENT UNIT NO. 16 (Flat No. 16) :-

It is a Residential unit on **Second Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.15.
ON OR TOWARDS WEST	:-	Flat No.09.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.



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९ — ६८

RESIDENTIAL APARTMENT UNIT NO. 17 (Flat No. 17) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 56.77 Sq. Mtrs + Balcony 8.83 Sq. Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Staircase.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No. 18

RESIDENTIAL APARTMENT UNIT NO. 18 (Flat No. 18) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 56.77 Sq. Mtrs + Balcony 16.63 Sq. Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No. 19 & Lobby.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	Flat No. 17
ON OR TOWARDS NORTH	:-	Side Margin.

RESIDENTIAL APARTMENT UNIT NO. 19 (Flat No. 19) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No. 20.
ON OR TOWARDS WEST	:-	Flat No. 18.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin.

RESIDENTIAL APARTMENT UNIT NO. 20 (Flat No. 20) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No. 21.
ON OR TOWARDS WEST	:-	Flat No. 19.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin.

RESIDENTIAL APARTMENT UNIT NO. 21 (Flat No. 21) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq. Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No. 20.
ON OR TOWARDS SOUTH	:-	Flat No. 22.
ON OR TOWARDS NORTH	:-	Side Margin.



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प्लॉट नं.	१२६३८ [१०२१]
१०	— ४८

RESIDENTIAL APARTMENT UNIT NO. 22 (Flat No. 22) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No.23.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No.21.

RESIDENTIAL APARTMENT UNIT NO. 23 (Flat No. 23) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.22.
ON OR TOWARDS WEST	:-	Flat No.24.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.

RESIDENTIAL APARTMENT UNIT NO. 24 (Flat No. 24) :-

It is a Residential unit on **Third Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.23.
ON OR TOWARDS WEST	:-	Flat No.17.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.

RESIDENTIAL APARTMENT UNIT NO. 25 (Flat No. 25) :-

It is a Residential unit on **Fourth Floor** having **Carpet Area of 56.77 Sq. Mtrs + Balcony 8.83 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Staircase.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No. 26

RESIDENTIAL APARTMENT UNIT NO. 26 (Flat No. 26) :-

It is a Residential unit on **Fourth Floor** having **Carpet Area of 56.77 Sq. Mtrs + Balcony 16.63 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No. 27 & Lobby.
ON OR TOWARDS WEST	:-	6 Mtr. Road.
ON OR TOWARDS SOUTH	:-	Flat No. 25
ON OR TOWARDS NORTH	:-	Side Margin.



नस-५
सं. (१२८३८ / २०२२)
११ — ८८

RESIDENTIAL APARTMENT UNIT NO. 27 (Flat No. 27) :-

It is a Residential unit on **Fourth Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.28.
ON OR TOWARDS WEST	:-	Flat No.26.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin

RESIDENTIAL APARTMENT UNIT NO. 28 (Flat No. 28) :-

It is a Residential unit on **Fourth Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 6.40 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.29.
ON OR TOWARDS WEST	:-	Flat No.27.
ON OR TOWARDS SOUTH	:-	Staircase.
ON OR TOWARDS NORTH	:-	Side Margin

RESIDENTIAL APARTMENT UNIT NO. 29 (Flat No. 29) :-

It is a Residential unit on **Fourth Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No.28.
ON OR TOWARDS SOUTH	:-	Flat No.30.
ON OR TOWARDS NORTH	:-	Side Margin

RESIDENTIAL APARTMENT UNIT NO. 30 (Flat No. 30) :-

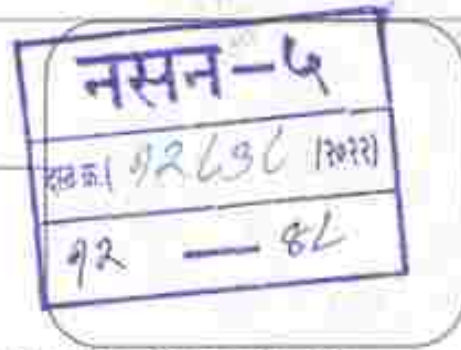
It is a Residential unit on **Fourth Floor** having **Carpet Area of 54.50 Sq. Mtrs + Balcony 8.29 Sq.Mtrs. + parking 11.89 Sq. Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	9 Mtr. Road.
ON OR TOWARDS WEST	:-	Flat No.31.
ON OR TOWARDS SOUTH	:-	6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Flat No.29.

RESIDENTIAL APARTMENT UNIT NO. 31 (Flat No. 31) :-

It is a Residential unit on **Fourth Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.30.
ON OR TOWARDS WEST	:-	Flat No.32.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.



RESIDENTIAL APARTMENT UNIT NO. 32 (Flat No. 32) :-

It is a Residential unit on **Fourth Floor** having **Carpet Area of 40.00 Sq. Mtrs + Balcony 4.98 Sq.Mtrs.** and bounded as under:-

ON OR TOWARDS EAST	:-	Flat No.31.
ON OR TOWARDS WEST	:-	Flat No.25.
ON OR TOWARDS SOUTH	:-	Side Margin & 6 Mtr. Road.
ON OR TOWARDS NORTH	:-	Staircase.

COMMON AREA AND FACILITIES

1. All that piece and parcel of land described in clause first above.
2. The Stair case column leading on to above Forth floor terrace and over head tanks on terrace.
3. The setback pace in the front of the building and passage space falling on the all side of the plot and staircase leading unto above Fourth Floor terrace of the building.
4. Foundation and main walls.
5. Drainage, water lines and electrical connection as also the common meters, including connections and electric motors and the other incidental things, if any.
6. Water storage tank on the Ground floor and the pump unit with connections and electric motors and the other incidental things, if any.
7. Lift.

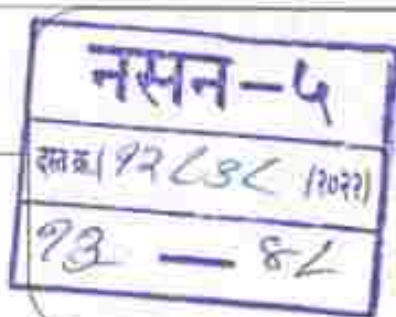
RESTRICTED AREAS AND FACILITIES

1. Partition walls common between such two apartment shall be restricted and be common between the same two units only.
2. Terrace over the building on above Forth floor.
3. The passage portion lying between staircase and apartment units (landing) at various floors and at various stages shall be for the use & enjoyment of all apartment.
4. The staircase leading from Ground floor level to Fourth floor shall be for the enjoyment of all the unit holders.
5. Open space around the building shall be common for all and shall be used by all apartment owners by mutual understanding.

SIXTH :-

The Completion Certificate was obtained from **Nashik Municipal Corporation** vide No. Nanivi / C 2/ 31056 / 2022, Dated :- 04/10/2022.

That the right and interest of each owner of the units in the general areas and facilities described in sub- paras 1 to 6 of (B) of clause fifth as well as the proportionate share in the profits and common expenses as well as proportionate representation for voting purpose in the meeting of the Associating of the Apartment unit owner in " **SHREE ENCLAVE APARTMENT** "Condominium is based on the proportionate area. The table of the areas and the percentage of voting rights is given hereunder :-



Unit No.	Flat No.	Name of the Owner	Carpet Area sq. mtrs	Percentage of Voting
1	1	With the Grantor No. 2	56.77	3.72
2	2	With the Grantor No. 2	56.77	3.72
3	3	Vijaysing Gulabsing Rajput	40.00	2.61
4	4	Vijaysing Gulabsing Rajput	40.00	2.61
5	5	Bapu Rauba Sonawane & Vishal Bapu Sonawane	54.50	3.56
6	6	With the Grantor No. 2	54.50	3.56
7	7	With the Grantor No. 2	40.00	2.61
8	8	With the Grantor No. 2	40.00	2.61
9	9	With the Grantor No. 2	56.77	3.72
10	10	With the Grantor No. 2	56.77	3.72
11	11	Sarala Chandrakant Patil	40.00	2.61
12	12	Vijaysing Gulabsing Rajput	40.00	2.61
13	13	With the Grantor No. 2	54.50	3.56
14	14	With the Grantor No. 2	54.50	3.56
15	15	With the Grantor No. 2	40.00	2.61
16	16	Pramila Shankar Donde & Shankar Bhikaji Donde	40.00	2.61
17	17	With the Grantor No. 2	56.77	3.72
18	18	Puja Vikas Patil & Vikas Chandrakant Patil	56.77	3.72
19	19	Sarala Chandrakant Patil	40.00	2.61
20	20	Vijaysing Gulabsing Rajput	40.00	2.61
21	21	With the Grantor No. 2	54.50	3.56
22	22	With the Grantor No. 2	54.50	3.56
23	23	With the Grantor No. 2	40.00	2.61
24	24	With the Grantor No. 2	40.00	2.61
25	25	Ketan Pralhad Sonawane	56.77	3.72
26	26	With the Grantor No. 2	56.77	3.72
27	27	Sarala Chandrakant Patil	40.00	2.61
28	28	Vijaysing Gulabsing Rajput	40.00	2.61
29	29	With the Grantor No. 2	54.50	3.56
30	30	Govind Pralhad Sonawane & Priyanka Govind Sonawane	54.50	3.56
31	31	With the Grantor No. 2	40.00	2.61
32	32	With the Grantor No. 2	40.00	2.61
TOTAL			1530.16	100

That the right, title interest and areas and facilities described in sub - paras of clause fifth is according to the percentage of voting as listed above or more particularly it is absolutely common as all or any one of all can use the said restricted common area and facilities.

That the proportionate representation in voting provided hereinabove may be limited in accordance with the provisions of the bye - laws attached hereto as Exh. B. Association of Apartment and percentage of the voting and/or undivided interest in the common areas and facilities appertaining to Apartment / Apartments are not encumbered in any manner.



That the administration of * **SHREE ENCLAVE APARTMENT** "consisting as above of the building and parcel of land described in clauses first and fifth of his deed shall be in accordance with the provisions of this deed and that provision of the bye-laws which are made a part of this deed and are attached hereto as Exh. B.

EIGHTH :-

That it appears above 'a' plans of ownership is hereby contributed under and subject to the provisions of Maharashtra Apartment Ownership Act, 1970 so that the Apartment units of the **Ground Floor** for parking And **1st To 4th Floor** upper may be conveyed and registered as 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.

NINETH :-

That for the purpose of stamp duty and registration fees to be imposed on the registration of this deed in the Register of Declaration of Deeds of Apartment u/s 35 the value of the Apartment Condominium is distributed as follows :-

- (a) Parcel of land described in clause first hereinabove is valued at

TENTH :-

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 against the latent defects in the building or other rights assigned to the Association on by reasons of establishment of " **SHREE ENCLAVE APARTMENT** "

ELEVEN :-

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.

TWELVE :-

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.

THIRTEEN :-

That such 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 provisions, decision or resolution shall for an action to recover the sums due for damages or for injunction relief.



FOURTEEN :-

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

FIFTEEN :-

That no apartment-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.

SIXTEEN :-

All sums assesses 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.

SEVENTEEN :-

That all the present or 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 of 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 on 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.

EIGHTEEN :-

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



That whereas apartment unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage against the owner of such apartment unit, then neither the mortgagee 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.

TWENTY :-

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 latter 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 amounts 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.

TWENTY ONE :-

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.

TWENTY TWO :-

That the insurance premium for any blanket insurance covered shall be common expenses to be paid by the monthly assessment, & such payment shall be held in a separate account of the Association & used solely for the payment of the blanket property insurance premium as such premier become due.

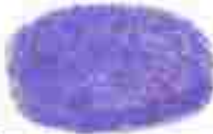
TWENTY THREE :-

That the construction of the building is already completed, the construction is done by the grantors and reserve the right to use the common and general areas and facilities and also reserve the right to modify the plan in such a manner as they deem fit, without effecting in any manner the common and restricted interest of the owners of the apartment units.



नसम-५
सं. १२६३८ (२०२२)
१६ — ६८

IN WITNESS WHEREOF THE GRANTORS HERETO SET THEIR RESPECTIVE HANDS THIS DAY OF 21st NOVEMBER THE YEAR 2022.



- 1) MR. VIJAYSINGH GULABSINGH RAJPUT (PATIL),
 - 2) MRS. SARLA CHANDRASINGH PATIL,
- Through their General Power of Attorney holder
MR. CHANDRASINGH ALIAS
CHANDRAKANT GULABSINGH PATIL



- 3) MR. CHANDRASINGH ALIAS
CHANDRAKANT GULABSINGH PATIL
AS THE GRANTOR NO. 1
(THE OWNER) (THE VENDOR)



MR. CHANDRASINGH ALIAS
CHANDRAKANT GULABSINGH PATIL
AS THE GRANTOR NO. 2
(THE BUILDER / DEVELOPER)

WITNESS :-

- 1) Goward P. Sonawane
- 2) Ketan P. Sonawane

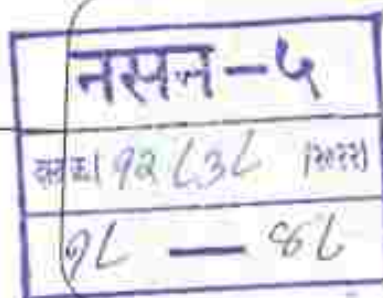


EXHIBIT - B

BYE - LAWS OF " SHREE ENCLAVE APARTMENT "
CONDOMINIUM.

CHAPTER - I

1. SHORT TITLE & APPLICATION :-

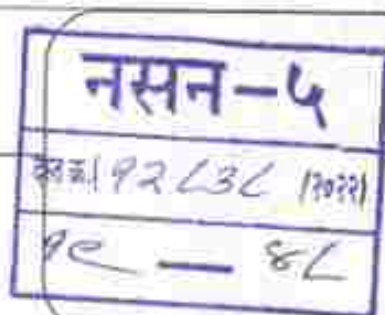
- a) These bye - laws may be called the bye - laws of the **"SHREE ENCLAVE APARTMENT "CONDOMINIUM.**
- b) The provisions of these bye - laws apply to the **" SHREE ENCLAVE APARTMENT "CONDOMINIUM** all the present & future owners, tenements, and their employees or any other persons that might use the facilities of the building in any manner are subject to the regulations set forth in the bye-laws.

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

2. DEFINATIONS :-

In these bye-laws, unless the context requires 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 **" SHREE ENCLAVE APARTMENT " CONDOMINIUM.**
- (c) BOARD means a Board of Managers, consisting of three persons all of whom shall be owners of Apartment in **" SHREE ENCLAVE APARTMENT " CONDOMINIUM.**
- (d) BUILDING means the building located at- Village Nashik City 1, Hirawadi, Panchavati, S. No. 205/1/1/B/Plot No 19 to 22 area- 918.12 sq.mtrs Tal- Dist-Nashik **" SHREE ENCLAVE APARTMENT "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 in Apartment in **" SHREE ENCLAVE APARTMENT "CONDOMINIUM.**
- (h) SECTION means a section of the Act.
- (i) UNIT means a Unit in **" SHREE ENCLAVE APARTMENT " CONDOMINIUM.**
- (j) REGISTRAR means the Registrar of Co - Operative Societies.

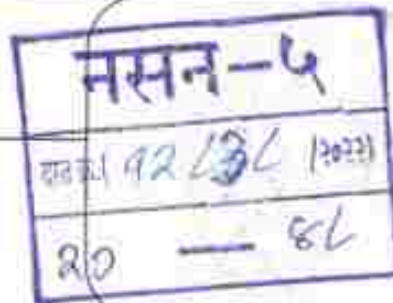


The building located at Village Nashik City 1, Hirawadi, Panchavati, S. No. 205/1/1/B/Plot No 19 to 22, area- 918.12 sq.mtrs Tal- Dist-Nashik known as " SHREE ENCLAVE APARTMENT "CONDOMINIUM is submitted to the provisions of the Act.

4. OBJECTS OF THE ASSOCIATION :-

The objections of the Association shall be:-

- a) To be and to act as the association of Apartment owners of the building called Village Nashik City 1, Hirawadi, Panchavati, S. No. 205/1/1/B/Plot No 19 to 22, area- 918.12 sq.mtrs Tal- Dist-Nashik known as " SHREE ENCLAVE APARTMENT "CONDOMINIUM (hereinafter called the said building) who have filled their respective Declarations submit their Apartment to the provisions of the Act.
- b) To invest or deposit moneys.
- c) 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.
- d) To retain and rent or license, if possible, suitable portion of the common area to the outsider for commercial purpose and to distribute the common profits left, after deducting the common expenses, among the Apartment owners as common profit or accumulate the same for building up reserve fund.
- e) To provide for and do all or any of the matters provided in sub section 2 of the section 16.
- f) To advance, with the consent of the Apartment owners any emergent necessity and to provide for the repayment thereof in lump sum or in installments.
- g) To establish and carry on all its own accounts or jointly with individual or with institutions education, physical, social and recreative activities, for the benefits of the Apartment owners.
- h) To frame rules with the approval of the general meeting of the association and after consulting the gratitude fund, if necessary, for the benefits of the employees of the association.
- i) To do all things necessary or and otherwise provide their welfare expedient for the attainment of the objects specified in these bye-laws.
- j) 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 THE ASSOCIATION :-**

- a) All the persons who have purchased the apartment unit in "SHREE ENCLAVE APARTMENT" 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-100/- each.

Each Apartment owner shall receive of the bye-laws on payment of Rs. 50/-.

- b) 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 donees shall automatically become member of the association and shall be admitted as the member, on payment of Rs.:- 100/-. The share/s held by the Apartment owner shall be transferred in the of such purchaser or Donee on payment of Rs. :- 3,000/- to the association.
- c) 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 representative/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 of the Apartment owners maintained by the Secretary for the purpose of the administration of "SHREE ENCLAVE APARTMENT" 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 COMPULSARY :-**

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.



नसन-५

सं. (१२६३८ / १०११)

२९ — ८८

CHAPTER - II :-

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 - III :-

ADMINISTRATION :-

12. POWERS AND DUTIES OF ASSOCIATION :-

The Association will have responsibility of administering the "SHREE ENCLAVE APARTMENT" APARTMENT Condominium, approving the annual budget, establishing and collecting monthly assessments and arrange for the management of the "SHREE ENCLAVE APARTMENT" CONDOMINIUM in an efficient manner, except as otherwise provided the resolution of the Association shall require the approval by majority of apartment 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.

14. ANNUAL MEETING :-

The annual meeting of the association shall be held on the 31st August 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 no. 23.

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

15. SPECIAL MEETING :-

It shall be the duty of the 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 the of the Apartment owners present in persons.



नसम-५
कृ.क. १२८९८ (अ.१)
२२ — ९८

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 seven 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 meetings shall be mailed or sent to the Housing Commissioner or as the case may be to the Registrar.

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 from 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) Reading of minutes or proceedings of the previous meeting,
- d) Report of officers,
- e) Report of the Housing Commissioner or the Registrar duly authorized by them, if present,
- f) Report of Committee,
- g) Election of Board of Managers,
- h) Unfinished business, if any,
- i) New Business.

CHAPTER - IV :-

BOARD OF MANAGERS :-

19. MANAGEMENT OF ASSOCIATION :-

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

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 :-



नसम-५

दस्तावेज (१२८३८/२०२२)

९३ — ८८

- Chapter 5. Care, up keep and maintenance of " SHREE ENCLAVE APARTMENT "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 " SHREE ENCLAVE APARTMENT "Condominium and the common areas and facilities and the restricted common area and the facilities.
 - d) To provide 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.
 - 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 person so elected shall be a manager until a successors is elected at the next annual meeting of the association.



नसम-५
क्र. १२६३६ (२०२२)
२५ — ५६

REMOVAL OF MANAGERS :-

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

28. SPECIAL MEETINGS :-

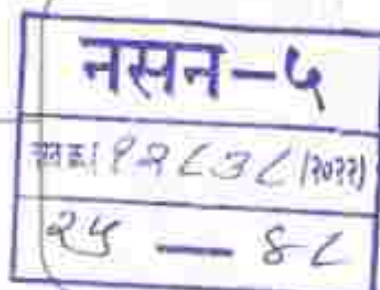
Special meetings of the board may be called by the president on three days notice to each manager. Give personally or by mail or telegraph, which notice shall state the time place (as hereinabove provided) and purpose of the meeting. Special meetings of the board shall be called by the president or secretary 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, waive 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 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 transacted without further notice, provided there is a quorum present.



FIDELITY BONDS :-

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

CHAPTER - V OFFICERS

32. DESIGNATION :-

The principal officer of the association shall be president, a vice president a secretary and a Treasurer of whom shall be elected by and form the Boards. The Board may appoint an assistant Treasurer and an assistant Secretary and such other officers as in their judgment may be necessary. In the case an association of one hundred owners or less the officers of Treasurer and Secretary may filled by the same person.

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 offices 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 officer may be removed either with or without cause and his successor elected at any regular meeting of the board or at any special meeting of the board called for such purpose.

35. PRESIDENT :-

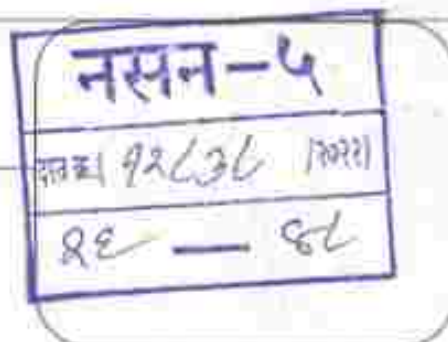
The president shall be the chief Executive Officer of the Association. He shall preside at all meetings of the association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to the power to appoint committees from among owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the association.

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.



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

CHAPTER - VI

OBLIGATIONS OF THE APARTMENT OWNERS

39. ASSESSMENTS :-

All owners are obliged to pay monthly assessments imposed by the association to meet all expenses relating to " **SHREE ENCLAVE APARTMENT** " Condominium, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricane, 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." **SHREE ENCLAVE APARTMENT** "

40. MAINTAINANCE & REPAIR:-

1. All the Flat Owners shall contribute towards maintenance and service charges as decided by the Committee and it shall carry an interest at the rate of 18% from the due date.

2. Every owner must perform promptly, all maintenance repair work within his own unit. Which if omitted would effect the " **SHREE ENCLAVE APARTMENT** " 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.

3. All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air conditioners, sanitary, installations, doors windows, lumps and other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.

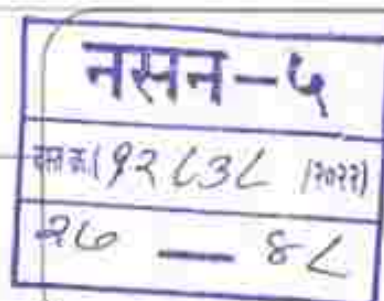
4. An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas & facility damaged through his fault.

41. USE OF FAMILY UNITS-INTERNAL CHANGES :-

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

2) An owner shall not make any structural modifications or alterations in his unit or installation located therein without previously notifying the association in writing, through the president of the Board if no manager is employed. The association shall have the obligation to answer within thirty days and failure to do so within 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 & other area of "SHREE ENCLAVE APARTMENT" 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 :-

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

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

44. RULES OF CONDUCT :-

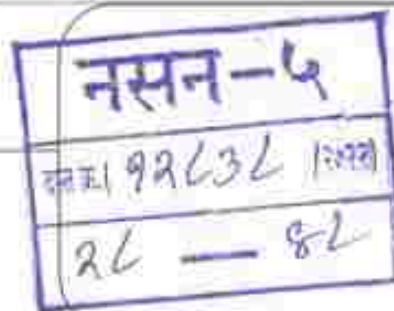
1. No resident of the "SHREE ENCLAVE APARTMENT" condominium shall post any advertisement or posters of any kind or on the building, except as authorized by the association.

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

3. It is prohibited to hang garments, rugs, etc. from the windows, balconies or from any of the faces of the "SHREE ENCLAVE APARTMENT" condominium.

4. It is prohibited to dust rugs, etc. by beating on the exterior part of the said condominium.

5. It is prohibited to throw garbage or trash outside the disposal installations provided for such 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. No owner, residence or lessee shall install wiring for electrical or telephone installation, television antenna, machines or air conditioning units, etc. On the exterior of the "SHREE ENCLAVE APARTMENT" Condominium or that produce through the walls or the roof of that condominium except as authorized by the Association.



CHAPTER - VII

*** 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.
- d) 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 by the meeting.
- b) In any of the Securities specified in Section - 20 of the Indian Trust Act, 1882.
- 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 :-

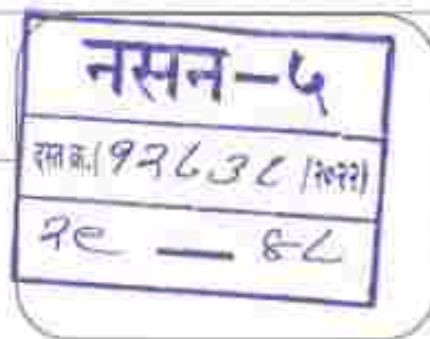
Should there be any Federation of Apartment owners in the locality in which the " SHREE ENCLAVE APARTMENT " Condominium is situated, the association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

48. ACCOUNTS :-

(1) 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 personal custody an amount not exceeding Rs:- 2,000/- for petty expenses. All payment above Rs:- 5,000/- shall be made by cheque signed by the secretary and one member of the board.

(2) 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.

(3) The association shall on or before 31st July in each year publish an audited annual financial statement in respect of the common areas and facilities containing.



- (a) The profit and loss account.
- (b) The receipts and expenditure of the previous financial years and,
- (c) A summary of the property and assets and liabilities of the common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at :-

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

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

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 an 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, untouched 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.

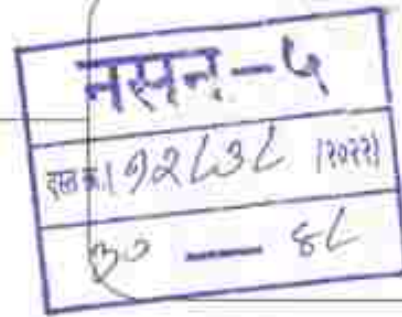
CHAPTER - VIII

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 TO UNPAID ASSESSMENTS :-**

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



54. COMPLIANCE :-

These bye-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these bye-laws conflict with the 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 - X

AMENDMENT TO PLAN APARTMENT OWNERSHIP

56. AMENDMENT OF BYE-LAWS :-

These bye-laws may be amended by the association in a duly consisted meeting for such purpose and no amendment shall take effect unless approved by owners representing 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 DAY OF 21st NOVEMBER
THE YEAR 2022.



- 1) MR. VIJAYSINGH GULABSINGH RAJPUT (PATIL),
 - 2) MRS. SARLA CHANDRASINGH PATIL,
- Through their General Power of Attorney holder
MR. CHANDRASINGH ALIAS
CHANDRAKANT GULABSINGH PATIL
AS THE GRANTOR NO. 1
(THE OWNER) (THE VENDOR)



नसम-५

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- 3) MR. CHANDRASINGH ALIAS CHANDRAKANT
GULABSINGH PATIL
AS THE GRANTOR NO. 1
(THE OWNER) (THE VENDOR)





MR. CHANDRASINGH ALIAS
CHANDRAKANT GULABSINGH PATIL
AS THE GRANTOR NO. 2
(THE BUILDER / DEVELOPER)

WITNESS :-

1) 
Vikas Chandrakant
Patil

2)


Ketan P. Sonawane



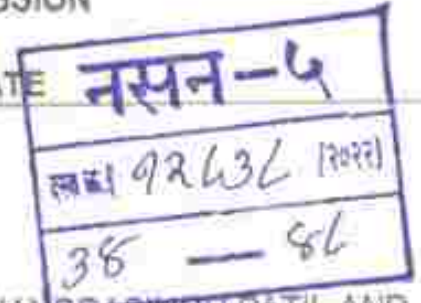
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दस्तावेज (१२८७८) (१०२२)
३२ — ८६

NASHIK MUNICIPAL CORPORATION

No : LND/BP/Nashik/DCR/0584/2019

Date : 19/04/2019

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



SHRI VIJAY SINGH GULABSINGH RAJPUT, SARALA CHANDRASINGH PATIL AND
CHANDRASINGH GULABSINGH PATIL

C/o. Er. RAMKRISHNA RATAN ANERAU & Stru.Engg. RAM ANERAU of Nashik

Sub :- Sanction of Building Permission & Commencement Certificate in Plot No. - 19 TO 22 of City Survey No / Gut No. 205/1/1/b of Shivar Nashik.

Ref :- 1) Your Application & Plan dated: 30 January, 2019 Inward No. NMC/TPD/Nashik/BP/0882/2019.

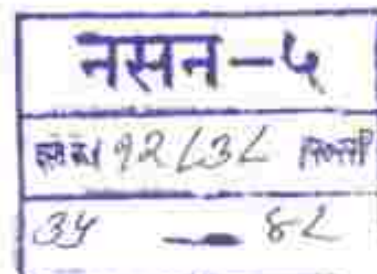
Sanction of Building Permission & Commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permits under section 263 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, No. LIX of 1949) to erect **Building for Residential Purpose** as per plan duly amended in — subject to the following conditions.

Permission Conditions 1 to 41

1. The land vacated in consequence of enforcement of the set back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporations staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
14. Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
15. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
19. Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
21. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 12/04/2007 for Noise Pollution or as per latest revision/ Government GRs.
22. (A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details:
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.

B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
25. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vas/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm.
26. NMC shall not supply water for construction purpose.
27. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.





32. Infrastructure Improvement Charges Rs. 313,500.00/- is paid vide R.No./B.No.43/7066 Dt:09/04/2019
33. Charges for "Premium Rs. 1,465,160.00/- paid FSI" is paid vide R.No./B.No. 30/6978 Dt:09/04/2019
34. Application shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate. Rs 5080/- vide R.No./B.No. 50/2755 Dt: 26/10/2016
35. N.A. Order No- 61/2003.d/- 08/05/2003, submitted with the application.
36. Total TDR Loaded 285.00 Sq.Mt. which is utilize from DRC No : 773 Dt: 04/08/2017 Vide Formula $285.00 \times 117.77/57500 = 68.15$ Sq Mt TDR area utilized from the same.
37. Previously approved building permission vide C.C.No:LND/BP/BP/C1/565/4892 Dt: 01/12/2016 is hereby as cancelled,
38. Premium For Staircase Charges Rs.168875/- is paid vide R.No./B.No.97/2786 Dt: 26/10/2016
39. Welfare Cess charges Rs. 142,350.00+200400/- is paid vide R.No./B.No.43/7066 Dt: 09/04/2019 & vide R.No./B.No.97/2786 Dt: 26/10/2016
40. Drainage Connection Charges Rs.16,000.00+16000/- is paid vide R.No./B.No.43/7066 Dt:09/04/2019 & vide R.No./B.No.97/2786 Dt: 26/10/2016
41. Rs.177,800.00+250500/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.77/688 Dt:09/04/2019 & R.No./B.No.39/631 Dt: 26/10/2016
42. NMC Tax for Vacant plot shall be paid before Completion.
43. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
44. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
45. Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, in case of buildings identified in Regulation no.8.2.6.1, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.

No : LND/BP/Nashik/DCR/0594/2019



Get fordon signatur by
RAJESH K. SHARMA
AHER, Vaidhy Vinodan
Designation: Engineer
Date: 10/04/2019 10:20:18
Certificate

No. LND/BP/Nashik/DCR/0594/2019
Nashik Dt: 10 April 2019
Copy to : Divisional Officer

Executive Engineer
(Town Planning)
Nashik Municipal Corporation

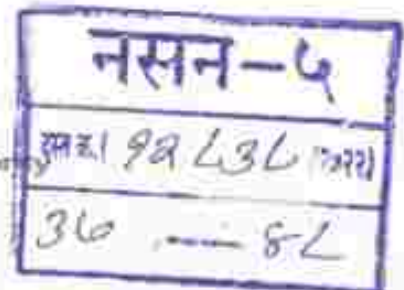


Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 5(a)]



This registration is granted under section 5 of the Act to the following project under project registration number PS1500023569

Project: Shree Enclave, Plot Drawing / CTS / Survey / Final Plot No. Survey No 265/17B Plot No 19 20 21 22 of Nashik, Nashik, Nashik, 422013.

1. Mr./Ms. Chandrakant Gulabisingh Patil (son/daughter of Mr./Ms. Gulabisingh Mohansingh Patil) Tehsil: Nashik, District: Nashik, Pin: 422013, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common area as per Rule 9 of Maharashtra Rent Control (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Discounts on Yeshas) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-section (2) of clause (i) of sub-section (2) of section 4 read with Rule 8.
 - OR
 - That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated percentage of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 19/12/2019 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 9.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter, including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally signed by
Dr. Vignesh Ramnand Prasad
(Secretary, Maharashtra)
Date: 19-12-2019 14:27:13

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

31/12/2019



Nashik Municipal Corporation, Nashik

No. 140000001/2019

Date: 23/11/2019

Subject: Shri. Vignesh Singh Gulabisingh Rajput & Son Savita
Chandrasingh Patil Through CTS Holder Shri.
Chandrasingh Gulabisingh Patil
do. En. Ramkrishna Anandao.

Subj: Transfer of Building Permission No. 100000001/2019

Dated: 13/04/2019 to 15/11/2019

File No. 13/04/2019 to 15/11/2019

Ref: Your application dated 15/11/2019

With reference to above mentioned application, the following permission is granted:

1. 100000001/2019 to 19/04/2019 to 15/11/2019
2. 13/04/2019 to 15/11/2019
3. The amount of Shri. Vignesh Singh Gulabisingh Rajput & Son Savita
Chandrasingh Patil Through CTS Holder Shri. Chandrasingh G. B. H.
which was previously in the name of Shri. Vignesh Singh Gulabisingh Rajput & Son Savita
Patil & Chandrasingh Gulabisingh Patil.
mentioned above is for the purpose of building permission.

1. 100000001/2019 to 19/04/2019 to 15/11/2019
2. 13/04/2019 to 15/11/2019
3. 100000001/2019 to 15/11/2019
Subject to the conditions mentioned in the original permission.
No. 100000001/2019 to 15/11/2019

Signature
Authorized Engineer
Nashik Municipal Corporation

395/7552

पावती

Original/Duplicate

Thursday, September 05, 2019

नोंदणी क्र.: 39M

4:32 PM

Regn.: 39M

पावती क्र.: 8261 दिनांक: 05/09/2019

ग्राहकचे नाव: नाशिक महार

दस्तावेजाचा क्रमांक: नसन-5-7552-2019

दस्तावेजाचा प्रकार: नाशिक महारनामा

महाराष्ट्र सरकारचे नाव: श्री. वंदना उर्फ वंदना गुलाबसिंग पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पुढाची संख्या: 45

एकूण:

रु. 30900.00



Joint Sub-Registrar Nashik-5

सह. उपस्थित नाशिक-५

बाजार मूल्य: रु. 12307100/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 815400/-

1) दस्तऐवज प्रकार: eChallan खस: रु. 30000/-

डीडी/वनादेश/पे ऑर्डर क्रमांक: MH005996412201920E दिनांक: 05/09/2019

बँकेचे नाव व पत्ता:

2) दस्तऐवज प्रकार: DMC खस: रु. 800/-

डीडी/वनादेश/पे ऑर्डर क्रमांक: 0509201901452 दिनांक: 05/09/2019

बँकेचे नाव व पत्ता:

नसन-५

क्र. 92632 / 2019

३९ - ४८

395/7553

पावती

Original/Duplicate

Thursday, September 05, 2019

नोंदणी क्र.: 39M

4:18 PM

Regn.: 39M

पावती क्र.: 8262 दिनांक: 05/09/2019

ग्राहकचे नाव: नाशिक महार

दस्तावेजाचा क्रमांक: नसन-5-7553-2019

दस्तावेजाचा प्रकार: जमाल पत्रि और डीटी

महाराष्ट्र सरकारचे नाव: श्री. वंदना उर्फ वंदना गुलाबसिंग पाटील

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पुढाची संख्या: 18

एकूण:

रु. 460.00

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

Joint Sub-Registrar Nashik-5

सह. उपस्थित नाशिक-५

1) दस्तऐवज प्रकार: eChallan खस: रु. 100/-

डीडी/वनादेश/पे ऑर्डर क्रमांक: MH005995459201920E दिनांक: 05/09/2019

बँकेचे नाव व पत्ता:

2) दस्तऐवज प्रकार: DMC खस: रु. 360/-

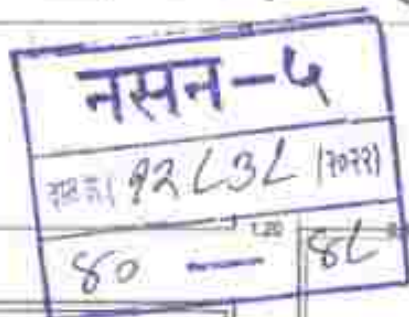
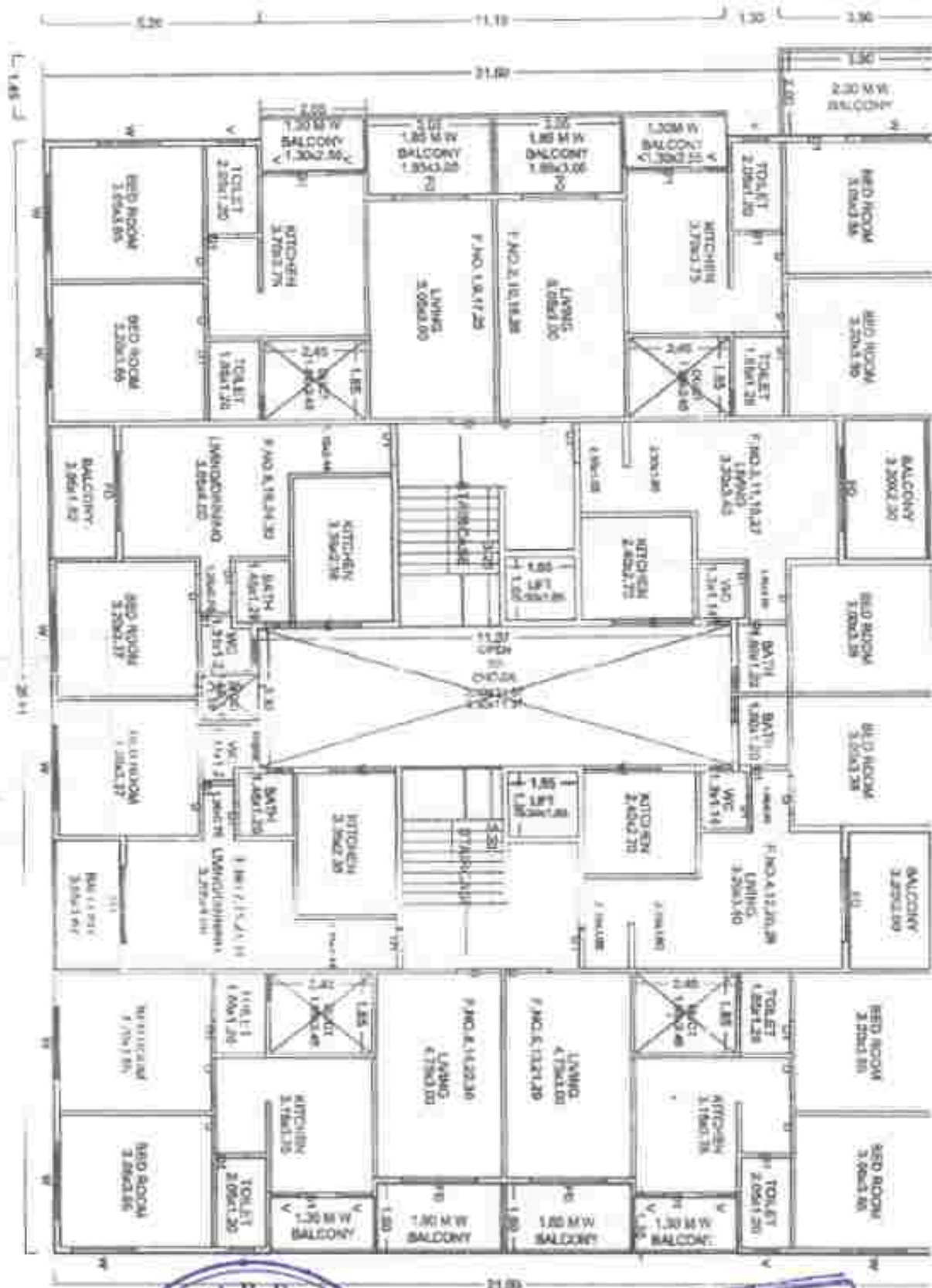
डीडी/वनादेश/पे ऑर्डर क्रमांक: 0509201901606 दिनांक: 05/09/2019

बँकेचे नाव व पत्ता:

महाराष्ट्र सरकारचे नाव

TYPICAL - 1, 2, 3& 4 FLOOR PLAN

PRODUCED BY AN AUTHORIZED FINANCIAL PRODUCT



248

248

घोषणापत्र

नसन-५

क्र. १२८३८ (२०२२)

४१ — ४८

मी/आम्ही, श्री/श्रीमती चंद्रसिंग उर्फ चंद्रकांत गुलाबसिंग पाटील याद्वारे घोषित करतो की, सह दुय्यम निबंधक वर्ग-२, नाशिक यांचे कार्यालयात ~~डिक्लेरेशन~~ / ~~होळणा पत्र~~ शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. विजयसिंग गुलाबसिंग पाटील (याची मला आम्हांला दिलेल्या यानी दिनांक ०५/०१/२०१९ रोजी मला/आम्हांला दिलेल्या मारुत ६-७५५३-२०१९) मुल मुखत्यार पत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करुन कबुली जबाब दिला आहे. सदर कुल मुखत्यार पत्र लिहून देणार यांनी कुल मुखत्यार पत्र रद्द केलेले नाही किंवा कुल मुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुल मुखत्यार पत्र रद्द बातल ठरलेले नाही. सदरचे कुल मुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे / आहोत. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहू, याची मला आम्हांला जाणीव आहे.



दिनांक : २१-११-२०२२

चंद्रसिंग उर्फ चंद्रकांत गुलाबसिंग पाटील
कुल मुखत्यार पत्र धारकाचे नांव सही



नसत-५
क्र. १२८३८ (२०२२)
५२ - ५८

भाषाचे सादा सांशिक काढून

परतरेवजाचा अनुक्रमांक: नसन-408-2019

दस्तावेजाचा प्रकार: स्वेच्छा सदर नोंदणी

सादर करण्याचे साद: प्रदीप चंद्रकांत पाटील -

नोंदणी की

रु. 100.00

दस्त हस्ताक्षरी की

रु. 280.00

बारा पन्दी

रु. 20.00

पुस्तकी संख्या: 14

एकूण:

रु. 400.00

भागणारा मूळ परत, संदर्भ नित, पुणे-२ संवाले

5:01 PM ह्या मेकेस थिफेस.

Joint Sub Registrar Nashik 5

कागद शुल्क: रु. 1/-

मोबिला रु. 0/-

मरवेचे मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

1) देवकारा प्रकार: eChallan रकम: रु. 100/-

डीडी/अनादेशाचे नोंदणी क्रमांक: MH010637600201819E दिनांक: 16/01/2019

बॅंकेचे नाव व पत्ता:

2) देवकारा प्रकार: DMC रकम: रु. 300/-

डीडी/अनादेशाचे नोंदणी क्रमांक: 1501201809720 दिनांक: 16/01/2019

बॅंकेचे नाव व पत्ता:

नसन-५

क्र.क. 92636 / 2019

६३ - ६८



मुळ दस्तऐवज परत केला

घोषणापत्र

मी/आम्ही, श्री/श्रीमंती प्रदिप चंद्रकांत पाटील

याद्वारे घोषित करतो की, सह दुय्यम निबंधक वर्ग-२, नाशिक यांचे कार्यालयात डीडी ऑफ अनादेश / स्वेच्छासदर शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. चंद्रकांत कुलाबखिंग नसन-५-४०८-२०१९ यांनी दिनांक १६/०१/२०१९ रोजी मला/आम्हांला दिलेल्या मुल मुखत्यार पत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जबाब दिला आहे. सदर कुल मुखत्यार पत्र लिहून देणार यांनी कुल मुखत्यार पत्र रद्द केलेले नाही किंवा कुल मुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुल मुखत्यार पत्र रद्द बातल ठरलेले नाही. सदरचे कुल मुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे / आहोत. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहील / राहू, याची मला आम्हांला जाणीव आहे.

प्रदिप चंद्रकांत पाटील

कुल मुखत्यार पत्र धारकाचे नांव सह

दिनांक: 21-11-22



घोषणापत्र / शपथपत्र

नसन-५	
सं. १२८३८	१२०११
४६	४८

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे.दि. ३०/११/२०१३ रोजीचे फॉर्म वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही प्रसक्त/कीदारे अथवा दुबारा विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून घेणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे/आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालक (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही आहे व आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

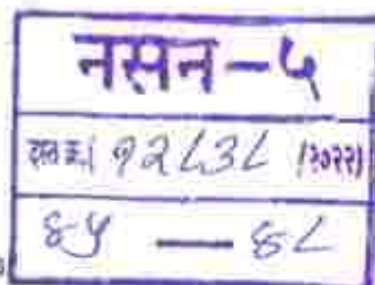
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादित व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्राची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे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

स्थायी मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी/आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुदविला गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहे/आहोत, याची मला आम्हाला पूर्ण कल्पना आहे.

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


लिहून देणार

लिहून घेणार



GRN	MHD10010950202233	BARCODE	[Barcode]		Date	21/11/2022-12:04:34	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Stamp Date				TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)	ABXPP7910J			
Office Name	NSKS_NASHIK 5 JOINT SUB REGISTRAR			Full Name	CHANDRASINGH ALIAS CHANDRAKANT			
Location	NASHIK				GULABSINGH PATIL			
Year	2022-2023 One-Time			Flat/Block No.	SHREE ENCLAVE APARTMENT, NASHIK CITY			

Account Head Details		Amount In Rs.									
0030046401	Stamp Duty	100.00	Road/Street	S. NO. 205/111B/PLOT NO. 719 TO 22, NASHIK CITY -1							
0030063501	Registration Fee	100.00	Area/Locality	NASHIK CITY -1							
			Town/City/District								
			PIN		4	2	2	0	0	1	
			Remarks (If Any)								
			SecondPartyName=CHANDRASINGH ALIAS CHANDRAKANT								
			GULABSINGH PATIL=								
			Amount In	Two Hundred Rupees Only							
Total		200.00	Words								



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No.	69103332022112113344	2778235224
Cheque/DD No.		Bank Date	RBI Date	21/11/2022-12:08:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. : Date:		100 : 20/11/2022	

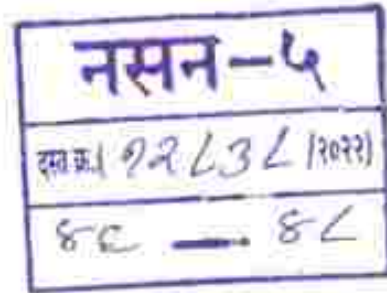
Department ID: _____ Mobile No. 9423060704
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर नाला (वेबट दुरवस निबधक कसोवतलवा) नदेली कडलकडका दवसवली लखु आवरे. नदेली न कडलकडका दवसवली सडर सरोल लखु
आत.

Chatian Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	05-395-7283R	0006452351202223	23/11/2022-11:08:47	IGR315	100.00

GRN: MH010910950202223E Amount: 200.00 Bank: IDBI BANK Date: 21/11/2022 12:04:34

2	(S)-305-12638	0005452351202223	23/11/2022-11:06:47	IGR315	100.00
Total Defacement Amount					200.00



395/12838

बुधवार, 23 नोव्हेंबर 2022 11:09 म.पु.

दस्त गोपबारा भाग-1

संभव5

86-87

दस्त क्रमांक: 12838/2022

दस्त क्रमांक: संभव5/12838/2022

वाढाव मुल्य: ₹. 01/-

मोबइला: ₹. 00/-

भरनेचे मुद्रांक मुल्य: ₹.100/-

कु. नि. सा. दु. नि. संभव5 वॉले साबौरापाव

अ. क्र. 12838 वर दि.23-11-2022

वेळी 11:05 म.पु. या ठिकाणी

पावती:14965

पावती दिनांक: 23/11/2022

सादरकरावार्चे नाव: 1) विजयसिंग गुरुवसिम रावपुत (पाटील) 2)
मंगला चंद्रसिंग पाटील वॉले ज.मु.महपुत चंद्रसिंग उर्फ गुरुवसिम पाटील
वॉले वि. मु. शापुत श्री. प्रदिप चंद्रकांत पाटील

मोबपी की

₹. 100.00

दस्त हाताळपी की

₹. 960.00

पुस्तकी संख्या 48

मकुल: 1060.00

दस्त ठरव करपाच्याची मंडी

सह. दुय्यम निमित्तक वर्ग-२

नाशिक-५.

सह. दुय्यम निमित्तक वर्ग-२

नाशिक-५.

दस्तावा प्रकार: गोपबाराव

मुद्रांक मुल्य: प्रतिमात्रेच

मिळार क्र. 1 23 / 11 / 2022 11 : 05 : 24 AM ची वेळ: (मांडरीकरण)

मिळार क्र. 2 23 / 11 / 2022 11 : 06 : 31 AM ची वेळ: (पी)



23/11/2022 11:11:17 AM

दस्तावेज संख्या 12838/2022

दस्तावेज प्रकार - अधिपत्र

क्र.सं.	पत्रकारिताचे नाव व पत्ता	पत्रकारिता प्रकार	छायाचित्र	अंगठ्याचा दाग
1	माध्यम (1) विजयसिंग गुलाबसिंग रावपुत (पार्टी) 2) सध्या बंडसिंग पार्टीला पाठे न. मु. रावपुत बंडसिंग उर्फ गुलाबसिंग पार्टीला पाठे वि. मु. रावपुत वी. अरवि बंडसिंग पार्टीला पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: 13, अनुसूचा विलासनी कॉलोनी, माचरकर नगर, नाशिक - प्लॉट नं. - रोड नं. - महाराष्ट्र, गाम्-ईड पिन संख्या ABXPP7910J	विजय देवदार वय - 37 स्वाधरी		
2	माध्यम (3) वी. बंडसिंग उर्फ बंडसिंग गुलाबसिंग पार्टीला पाठे वि. मु. रावपुत वी. अरवि बंडसिंग पार्टीला पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: 13, अनुसूचा विलासनी कॉलोनी, माचरकर नगर, नाशिक - प्लॉट नं. - रोड नं. - महाराष्ट्र, गाम्-ईड पिन संख्या ABXPP7910J	विजय देवदार वय - 37 स्वाधरी		
3	माध्यम (4) उर्फ बंडसिंग गुलाबसिंग पार्टीला पाठे वि. मु. रावपुत वी. अरवि बंडसिंग पार्टीला पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: 13, अनुसूचा विलासनी कॉलोनी, माचरकर नगर, नाशिक - प्लॉट नं. - रोड नं. - महाराष्ट्र, गाम्-ईड पिन संख्या ABXPP7910J	विजय देवदार वय - 37 स्वाधरी		

पत्रकारिताचे नाव व पत्ता: विजय देवदार वया 37 वर्षांचा प्लॉट नं. 13, अनुसूचा विलासनी कॉलोनी, माचरकर नगर, नाशिक - प्लॉट नं. - रोड नं. - महाराष्ट्र, गाम्-ईड
पिन संख्या ABXPP7910J

सह. मुख्य निबंधक वर्ग-2

माध्यम (4) उर्फ बंडसिंग गुलाबसिंग पार्टीला पाठे वि. मु. रावपुत वी. अरवि बंडसिंग पार्टीला

नाशिक-4.

क्र.सं. पत्रकारिताचे नाव व पत्ता

1 माध्यम (4) उर्फ बंडसिंग गुलाबसिंग पार्टीला पाठे वि. मु. रावपुत वी. अरवि बंडसिंग पार्टीला
वय: 26
पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: 13, अनुसूचा विलासनी कॉलोनी, माचरकर नगर, नाशिक - प्लॉट नं. - रोड नं. - महाराष्ट्र, गाम्-ईड
पिन संख्या 422002

शिक्षा क्र. 4 वी वेळ: 23 / 11 / 2022 11:08:56 AM

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नाशिक-4.

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2		DHC		2111202215957	960	RF	2111202215957D	23/11/2022
3	CHANDRASINGH ALIAS CHANDRAKANT GULABSINGH PATIL	eChallan		MH010910959202223E	100	RF	0005452351202223	23/11/2022

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नाशिक-4.