

**39) Assessments:**

All owners are obliged to pay monthly assessments of Rs.500/- or more imposed by the Association to meet all expenses relating to the "HIRADEEP APPARTMENT" Condominium, which may include an Insurance premium for a policy to cover repair and reconstruction work in case of hurricane fire, earthquake or other hazard of calamity. If required insurance premium will be separately charged, The assessments shall be made pro-rata according to the value of the unit owned, as stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve Fund for Replacements.

**40) Maintenance and repair:**

(1) Every owner must perform promptly all maintenance and repair work within his own unit which if omitted would affect the "HIRADEEP APPARTMENT" Condominium in entirety or an in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

(2) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephone, air conditioner, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit are and shall be at the expense of the apartment owner concerned.

(3) An owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.

**41) Use of family units - internal changes:**

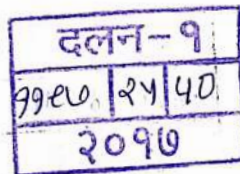
(1) An owner shall not make nay structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing, through the President of the Board if no Manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that is no objection to the proposed modification, alternation or installation.

**42) Use of common areas and facilities:**

An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of "HIRADEEP APPARTMENT" Condominium and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

**43) Right to entry:**

(1) An owner shall grant the right of entry to the Manager/Grantor or to any other person authorized by the Board or the Association or Grantor in case of any emergency originating in or threatening his unit whether owner is present at the time or not.



(2) An owner shall permit other owners, or their representatives when so required to enter his unit for the purpose of performing installations, alterations or repairs to the structural, mechanical or electrical services provided, provided that written request for entry is 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 and without any request.

**44) Rule of conduct:**

(1) No resident of the "HIRADEEP APPARTMENT" Condominium shall post any advertisement, or posters of any kind in or on the building, except as authorized by the landlords and if landlords sold all their rights in the property, then permission of association is required.

(2) Residents/Occupants/Owners of apartment/Unit shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, amplifiers or ther instrument or thing that may disturb others and shall not cause any nuisance to others. Residents/Occupants/Owners of apartment/Unit keeping domestic animals shall abide by the municipal sanitary bylaws or regulations.

(3) It is prohibited to hung garments, rugs, etc., from the windows, balconies, or from any of the facades of the "HIRADEEP APPARTMENT" Condominium.

(4) It is prohibited to dust, rugs, etc. from the windows, or to clean rugs, etc, by beating on exterior part of the said Condominium.

(5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dustbin.

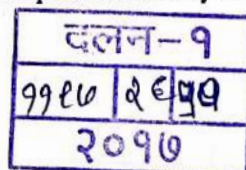
(6) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennas, machines or air conditioning units, etc., on the exterior of the "HIRADEEP APPARTMENT" Condominium or that protrude through the walls or the roof of that Condominium except as authorized by the Association.

**CHAPTER VIII  
FUNDS AND THEIR INVESTMENTS**

**45) Funds:**

Funds may be raise by the Association in all or any of the following ways, viz.

- a) By shares;
- b) By contributions and donations from the apartments owners;
- c) From common profits which shall from the nucleus of the Reserve Funds;
- d) By raising loans, if necessary, subject to such terms and conditions as the Associations, with the approval of the competent Authority may deem fit.



**46) Investment:**

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

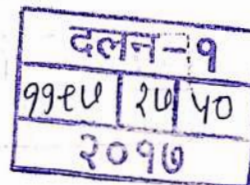
- a) In the Central Cooperative Bank or in State Cooperative Bank or District Cooperative Bank or
- b) In any of the securities as specified in section 20 of the Indian Trusts Act, 1882, or
- c) If any Nationalized, Cooperative or Private Bank other than those referred to in clause a).
- d) In any banking company approved for this purpose by the Association.

**47) Affiliation:**

Should there be any federation of apartment owners in the locality in which the "HIRADEEP APPARTMENT" 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) Accountants:**

- [1] A banking account shall be opened by the Association in to which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs.500/- for petty expenses. All payment above Rs.500/- shall be made by cheque signed by the Secretary and one member of the Board.
- [2] Each apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in respect of profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any, in respect of his apartment.
- [3] The Association shall on or before 31st July in each year publish and get 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 Association, giving such particulars as will disclose the general nature of those 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 31st March every year. Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loans. 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 a conspicuous place in the office of the Association.

- 50) **Appointment of Auditor:**  
The Association shall appoint at its general meeting, an auditor who shall audit the accounts of the Association to be prepared by the Board as herein before provided and shall examine the annual return and verify the same with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law or specifically report to the association in what respect he finds it incorrect, unvouched or not in accordance with law.

- 51) **Power of Auditor:**  
The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

## CHAPTER VIII MORTGAGEES

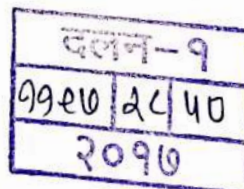
- 52) **Notice to Association:**  
An owner who mortgages his unit shall notify the Association through the Manager, if any, or the President of the Board in the event there is no Manager, the name and address of the mortgagee and the Association shall maintain such information in a book titled as "Mortgages of Units".

- 53) **Notice of unpaid assessments:**  
The Association shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

## CHAPTER IX

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

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



**CHAPTER X**  
**AMENDMENTS TO PLAN OF**  
**APARTMENT OWNERSHIP**

**56) Amendments of bye-law:**

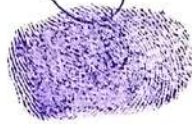
These bye-laws may be amended by the Association in a dulyconstituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 60 percent, of the total value of all units in the "HIRADEEP APPARTMENT" Condominium as shown in the Declaration.

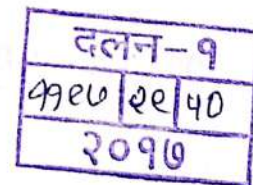
IN WITNESS WHEREOF the Grantor hereto set out his hand on this Deed of Declaration on this 28 day of March 2017, at **DHULE**.

Witness

1) S. S. Dhule  
S. S. Dhule

2) S. R. D. D.  
S. R. D. D.

S. S. Dhule  






|       |    |    |
|-------|----|----|
| दलन-१ |    |    |
| ११९७  | ३० | ४० |
| २०१७  |    |    |

|                         |                               |                |
|-------------------------|-------------------------------|----------------|
| भूमापन क्रमांक          | भूमापन कर्माधिकारी<br>उपविभाग | भूधारक<br>पदवी |
| 8.                      | 14/2 पकि.                     |                |
| सोलाचे स्थानिक नाव      | 10/11/12                      |                |
| भारतवर्षीचे क्षेत्र     | हेक्टर                        | आर             |
| चौकट                    | चौ० मी.                       |                |
| 6000                    | 557.41                        |                |
| एकक                     |                               |                |
| अंश (अ)                 |                               |                |
| अंश (ब)                 |                               |                |
| एकक                     |                               |                |
| आकारणी                  | रुपये                         | पैसे           |
| मुळी किंवा धिरोप आकारणी | 167.95                        |                |

सी. मं. 1 मंगा चौधरी

31001 625

दिनाथ मंगा चौधरी

दिनाथ मंगा चौधरी

साहेबराव कोळी सुमनरा

24367 32573 29694

सुनील पितांबर पदवी

बाजेंद्र खांतीमल उर्जि

दिनाथराव मंगाजी

दिनाथ मंगा चौधरी

सौ. शोभा रमेश चौधरी

सौ. कल्याण सिराकाव चौधरी

31433 31091

सा. अनित (रेवा) बाजेंद्र

जैन.

34511

सा. अनित (रेवा) बाजेंद्र

जैन.

34511

सा. अनित (रेवा) बाजेंद्र

जैन.

34511

सा. अनित (रेवा) बाजेंद्र

जैन.

34511

सा. अनित (रेवा) बाजेंद्र

जैन.

34511

सा. अनित (रेवा) बाजेंद्र

जैन.

34511

रहिवस प्रयोजनाकडे धन

रुपये 457

मुनीयन लेंकणीक इंडिया ला युन

कडुनकडि. 30000 चा गज कोजा

23022

युनेमन बँक ऑफ इंडिया

शाखा मुंबई पो. 25

150000/- चा गज

कोजा 24455

25273

बँक ऑफ महाराष्ट्र शाखा देवपूर

कडुनकडि 200000/- चा

गज कोजा 15195

बँक ऑफ महाराष्ट्र शाखा देवपूर

कडुनकडि 50000/- चा

गज कोजा 15195

बँक ऑफ महाराष्ट्र शाखा देवपूर

कडुनकडि 15000/-

गज कोजा

26102

20822

दिनाथ मंगा चौधरी

244 चौ. फी

2675 चौ. फी + 69.55 चौ. मी

32573 2555 31433

साहेबराव कोळी सुमनरा

24386 चौ. फी

24367 29694 74



दलन-9  
9920 39 40  
2090

पितावर पवले व  
 राजेंद्र बापिलाल मनी ल्यानी  
 प.क. भा. 243-86 जी.सी.  
 12-93 (29694)  
 विकल्प भा. 244 जी.सी. 12-93  
 प.क. भा. 244 जी.सी. 12-93  
 प.क. भा. 244 जी.सी. 12-93  
 रकम - 40,00,000/- का ग.प  
 बा. 31663

ला. अजिला (देवता) राजेंद्र जी.

प.क. भा. 244 जी.सी. 12-93

बा. 12-93 जी.सी.

(2451)



दलन-9  
 9920/3240  
 2090

रजि. नं. 30 JAN 2011

30 JAN 2011

मालसत्ता पत्रक

क्र. - १

तालिका नं. पु. मा. व. ३ - पुणे

मिळता -



क्र. ११

क्र. ११

क्र. ११

धारणकर्ता

मालसत्ता पत्रक अन्वये मालसत्ता पत्रक नं. ११/१९५६

पुणे

१९५६/१२

४८७.७ चौ.मी.

[H]

(मंगल भग्न चौधरी)

चेमरमन जयहिंद को.ओ.हाऊसिंग सोसायटी

पुणे यांचा अर्ज ता.७.३.६० जागेवरील

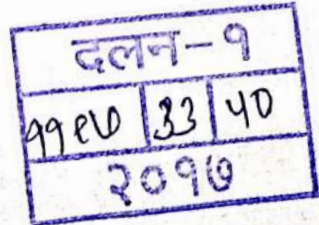
हिमाकेशन प्रमाणे घोषणी व मे.सि.स.ओ सो

यांचा ह. ता.२९.८.६० या यस्तन

[C.T.S.Oxxx]



| क्र.सं. | धन्यकार                                                                                                                                                                                                                                                                                                                                                                                               | चंदा क्रमांक                                                       | नविन फारक (धा)<br>पट्टेदार (प) विवाध (ध)                                                                          | साक्षार्कन                                                        |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| ११/१९५६ | [मंगल भग्न चौधरी यांचे]<br>मे.चेमरमन सो<br>जयहिंद हाऊसिंग<br>सो.पुणे यांचे कडसर<br>ता.२९.८.६० रोजी<br>[विस्तेल्या अर्जा यस्तन. .]<br>[---]<br>---<br>२९०००/-चेमरमन<br>जयहिंद को.ओ<br>हो.सो.पुणे<br>१)मुलाल भिलाजीराय<br>पाटील ---<br>[---]                                                                                                                                                            | [CTSOs]<br>Order-No-<br>CTSB<br>२०<br>[१२.३.६५]<br>[---]<br>Aug-६७ | [मे.चेमरमन जयहिंद को.ओ.पेटिट]<br>[हाऊसिंग सोसायटी लि.पुणे]<br>[---]<br>[दि.महाराष्ट्र को.---]<br>[कायन्सस सो.लि.] | धो.<br>११/१९५६<br>मंगल भग्न<br>चौधरी<br>धो.<br>मंगल भग्न<br>चौधरी |
| १६७     | रिसीट र.रू. १५०००/-<br>२२.११.६७ जयहिंद<br>को.ओ.प. हो.सो.<br>लि. पुणेचे १)चेमरमन<br>मुलाल भिलाजीराय पा.<br>२)मंगल बाबुराय भिवसन<br>पा. ३)सो.पेटिटरी<br>बंडू मुरलीधर कुलकर्णी<br>कपून सामील प्लो.न.<br>२४,३३,३६,३८,४१,४२,९२,९४,९<br>८ सस.<br>भा.रा.च्या १९५६ च्या यजन मापाचे कायदा लगत म.रा.स.च्या<br>१९५८ च्या अंमलबजावणी कनयधानुसार भा.रा.च्या मागे सेवधी<br>कनयधानुसार क्षेत्र आकाराचे रूपांतर केले. | S.R.<br>२६०८<br>Nov-६७                                             | E)<br>महाराष्ट्र को.ओ.प.होसिंग<br>पायनान्स सो.लि.                                                                 | सो.<br>मंगल भग्न<br>चौधरी                                         |



Hwak

सो.

मंगल भग्न  
चौधरी

(सं.२-१)

# मालमत्ता पत्रक

जिल्हा - धुळे

तालुका/म.भु.भा.क. - धुळे

सामर्थता दिल्यावर अवकाशित कर घटवण्याची तरतूद  
संपादन आणि त्याच्या कर घटवण्याची तरतूद



क्र. - १

क्र. - १

क्र. - १

क्र. - १

क्र. - १

क्र. - १

| क्र.सं.    | विवरण                                                                                                                                                                                                                                                                         | खंड क्रमांक                                                                        | मालमत्ता धारक (धा)<br>पत्रकार (प) क्रिया भाग (प)                 | सामर्थ्य                                       |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------|
| १४/१०/१९८० | [अजं व ठाण<br>क्र. ४/१२.१२.७९<br>अन्वये पत्र<br>भारत इतर इतर<br>व कळोवर सवरी<br>सोसायटीचे मांड<br>दखल.                                                                                                                                                                        | [CTSOs-<br>OrderNo-<br>B.R.१९९<br>[७.७.८०                                          | [H)<br>[चेअरमन जयसिंह होसिंग सोसायटी]<br>[E)<br>[मंगा भाग चौथरी] | क्र. -<br>मंगल पुस्तक<br>अधिकारी               |
| १४/०४/१९८५ | जयसिंह को जी हो.<br>सो. पांवे कडील<br>छात्राव क्र. जा. मं.<br>१३९ दि. ४.१२.८४<br>अन्वये मांड घेतली<br>असुन दि. १४.१०.८०<br>ची मांड कमी केली<br>असे म. भु. अ. आदेश<br>क्र. मार-१/१८०<br>दि. १५.११.८५ अन्वये.                                                                   | ---                                                                                | H)<br>मंगा भाग चौथरी                                             | क्र. -<br>१३/११/१८५<br>मंगल पुस्तक<br>अधिकारी  |
| १९/०५/२००० | म. ग. बोगा दाखल<br>र. ग. खत क्रमांक<br>११४४ दि. ७.१५ व<br>र. रूपये २,१०,०००/-<br>व अ. नं. ७१ दि. १०.१.२००<br>०२. रु १०,०००/- मात्र<br>कर्म घेतलेने मर्पट<br>कडे ऑपरेटिव्ह बँक<br>धुळे यांना गळान खत<br>कळवून दिलेने बोगाची<br>मांड दाखल केली.                                 |  | E)<br>मर्पट कडे ऑपरेटिव्ह बँक लि. धुळे                           | क्र. -<br>०५/१९/२०००<br>मंगल पुस्तक<br>अधिकारी |
| ०९/०३/२००४ | नगातर १००००/- मंगा भाग चौथरी यांनी कर्म घेतलेने<br>मांड दाखल                                                                                                                                                                                                                  | रजि. ग. छा. क्र.<br>१८४ दि.<br>१४/१/०४ अन्वये                                      | E)<br>[वि मर्पटस कडे ओप]<br>[बँक लि. धुळे]                       | क्र. -<br>१४/१२/०४<br>मंगल पुस्तक अधिकारी      |
| ०९/०३/२००८ | म. ग. बोगा कमी.<br>मा. भु. नि. धुळे रजि. इक्विसाइटपत्रक अ. न. १०१० दि.<br>४/३/२००८ अन्वये मंगा भाग चौथरी यांनी वि मर्पटस<br>कडे ऑप. बँक धुळे यांचे कर्म रु. २,१०,०००/-<br>१०,०००/-, १०००००/- चे संपूर्ण रकमेची परतफेड<br>करव्याने दि. १५/५/२००० व १/३/०४ ची बोगा मांड<br>कमी. |                                                                                    |                                                                  | क्र. -<br>१४/१२/०८<br>मंगल पुस्तक अधिकारी      |
| ०४/०९/२०११ | कडीस पुढावये<br>मा. भु. नि. धुळे रजि. इक्विसाइटपत्रक अ. न. १०१० दि.<br>४/३/२००८ अन्वये मंगा भाग चौथरी यांनी वि मर्पटस<br>कडे ऑप. बँक धुळे यांचे कर्म रु. २,१०,०००/-<br>१०,०००/-, १०००००/- चे संपूर्ण रकमेची परतफेड<br>करव्याने दि. १५/५/२००० व १/३/०४ ची बोगा मांड<br>कमी.    |                                                                                    | H)<br>दिलीप मंगा चौथरी                                           | क्र. -<br>१४/१२/११<br>मंगल पुस्तक अधिकारी      |
| १८/०४/२०११ | खोरीने<br>मा. भु. नि. धुळे रजि. इक्विसाइटपत्रक अ. न. १०१० दि.<br>४/३/२००८ अन्वये मंगा भाग चौथरी यांचे कर्म<br>परिवर्तित कडीस भाग कळवून खोरीने १४४.००                                                                                                                          |                                                                                    | H)<br>[साहेबराव लोटन सुर्वेकर]                                   | क्र. -<br>१८/०४/११<br>मंगल पुस्तक अधिकारी      |

दलन-१  
११९७३४४०  
२०१७

# मालमत्ता पत्रक

पृष्ठ-१

तालिका/न.भु.मा.का. -> धुळे

जिल्हा -



पत्रक नं. पत्रक नं. क्षेत्र चौ.मी.

धारणीधर

शासनद्वारा वितरित असलेल्या भूमापन विभागाच्या तयारीत आणि त्याच्या

११ ४७८०/१२

| क्रमांक | खंड क्रमांक                                                                                                                                                                                                                                   | नविन धरक (धा) पट्टेदार (प) किंवा धार (ध)                       | साक्षार्थक                                                                                     |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| १०१२    | धरेदी<br>मा.धुळम निवेद्यक धुळे यांचे कडील र.२.क्र. ६०१७ दि. ११/१२/११ अन्वये साहेबराव खोटेन सूर्यवंशी यांचे कडून धुळम धरेदीने परिचनेकडील २४३.७ चौ.मी.                                                                                          | धा)<br>१) संतोष फिरोबरा परदेशी<br>[२) राजेंद्र शांतीलाल जैन]   | दे.र.का. क्र.७३७५ प्रमाणे<br>३५/२०१२<br>नगर धुळम अधिकाारी, धुळे                                |
| १०१५    | मा.जयरावची आयुक्ता अग्रिम संचालक धुळम अभिलेख (मराठप) धुळे यांचे कडील परिपत्रक क्र. / न.भू.१ / धि.प.असरी नोंद / २०१५ धुळे दिनांक. १६/०२/२०१५ अन्वये सदर भिळकनीचे क्षेत्राची असरी धारशे सत्त्याशी धुळीक सत्तर दगांश चौ.मी. असरी नोंद घेवली असे. |                                                                | दे.र.का. क्र.१०४४ प्रमाणे<br>१८/५/२०१५<br>नगर धुळम अधिकाारी, धुळे                              |
| १०१६    | बसोसपत्रान्वये<br>राजेंद्र शांतीलाल जैन इतर १ यांनी पकडे क्षेत्र पुणे कडील मगा १२१.८५ चौ.मी. अनिता राजेंद्र जैन यांना बसोसपत्र कडून वितरिते माव दाखल केले.                                                                                    | म.धु.नि.भुळे २<br>यांचे कडील र.२.क्र. ४६५ दि. २५/१/२०१६ अन्वये | धा)<br>अनिता राजेंद्र जैन<br>दे.र.का. क्र.१०५० प्रमाणे<br>१६/२/२०१६<br>नगर धुळम अधिकाारी, धुळे |



नवी... ७५  
शिरात...  
नफारी...  
नवका... २००  
कों.पी... २  
प्रमुख लिपिक  
नगर धुळम अधिकाारी धुळे.



दलन-१  
११२७ ३५ ५०  
२०१७