

118/2217

पावती

Friday, May 06, 2022

Original/Duplicate

4:35 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2514 दिनांक: 06/05/2022

गावाचे नाव: जळगांव शहर

दस्तऐवजाचा अनुक्रमांक: जलम1-2217-2022

दस्तऐवजाचा प्रकार: पोषणापत्र

सादर करणाऱ्याचे नाव: मानस डेव्हलपर्स जळगांवचे शागीदार - श्री. राजेश शांतीलाल जैन

नोंदणी फी

रु. 100.00

दस्त हस्ताक्षरी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 1140.00

आपणास सूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे

4:53 PM ह्या वेळेस मिळेल.

Sub Registrar Jaigaon 1

बाजार मुल्य: रु. 1/-

मोबदला रु. 1/-

मरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC खमम: रु. 1040/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0605202206753 दिनांक: 06/05/2022

देयकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001513722202223E दिनांक: 06/05/2022

देयकेचे नाव व पत्ता:

5/6/2022



10/05/2022

सूची क्र.2

दुष्यम निबंधक : दु.नि. जळगाव 1

दस्त क्रमांक : 2217/2022

नोंदणी :

Regn.63m

मायाचे नाव : जळगाव शहर

(1) दिलेल्याचा प्रकार	घोषणापत्र
(2) मोबदला	1
(3) बाजारभावात (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद बारावे)	1
(4) मू-नामन, पोटहिस्सा व परकणांक (असल्यास)	1) पालिकेचे नाव: जळगाव म.न.पा. इतर वर्णन : इतर भाहिरी: मौजे शहर जळगाव सिटीसर्व्हे नं.2706/1अ/2 याचे क्षेत्र 201.33 चौरस मीटर प्रत नं.2 शहर जळगाव सिटीसर्व्हे नं.2706/1अ/3 याचे क्षेत्र 193.71 चौरस मीटर प्रत नं.3 शहर जळगाव सिटीसर्व्हे नं.2706/1अ/4 याचे क्षेत्र 193.94 चौरस मीटर याचे एकत्रीत क्षेत्र 588.98 चौरस मीटर + टी.डी.आर क्षेत्र 716.56 चौरस मीटर याबरील बांधीव मानस वाराच्या अपार्टमेंट या नावाने घोषित (C.T.S. Number : 2706/1अ/2 ;)
(5) क्षेत्रफल	1) 0 हेक्टर . वार
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/जिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मानस खेडुलपत जळगावचे भागीवार - श्री. राजेश शांतीबाब जैन वया:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 1, राधाकिसन वाडी, जिल्हा पेठ, जळगाव., महाराष्ट्र, जळगाव. पिन कोड:-425001 प्लॉट नं:-AAIFM3433D
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक	10/05/2022
(11) अनुक्रमांक, पॅज व पृष्ठ	2217/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

Affidavit

असत्य वर हुकुम करत आहे

दुष्यम निबंधक (वर्ग-२)

जळगाव-४



CHALLAN
MTR Form Number-6



GRN MH001513722202223E	BARCODE	Date 06/05/2022-11:19:00	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	
Office Name JLG1_HQR SUB REGISTRAR JALGAON 1		Full Name MANAS DEVELOPERS AND PARTNERS	
Location JALGAON		RAJESH SHANTILAL JAIN	
Year 2022-2023 One Time		Flat/Block No. CTS NO 2706/1A/2 CTS NO 2706/1A/3 CTS NO	
Account Head Details		Promises/Building 2706/1A/4 RESIDENTIAL FLATS	
0030046401 Stamp Duty	Amount In Rs. 100.00	Road/Street JALGAON	
0030083301 Registration Fee	Amount In Rs. 100.00	Area/Locality ASPERDOCUMENT	
		Town/City/District	
		PIN 4 2 5 0 0 1	
		Remarks (If Any)	
		SecondPartyName=A~	
		Amount In	Two Hundred Rupees Only
		Words	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 69103332022050612446 2744594854
Cheque/DD No.		Bank Date	RBI Date 06/05/2022-11:20:27 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 सादर ध्यानी नवेन दुव्याम निवेदन करारितान नोदणी मकरवाच्या लुप्यासाठी लागू आहे. नोदणी न मकरवाच्या दस्ताराती सादर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-118-2217	0000829595202223	06/05/2022-16:35:10	IGR348	100.00
2	(IS)-118-2217	0000829595202223	06/05/2022-16:35:10	IGR348	100.00
Total Defacement Amount					200.00



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

Receipt of Document Handling Charges

PRN 0605202206753

Receipt Date 06/05/2022

Received from ASPERDOCUMENT, Mobile number 9960926698, an amount of Rs.1040/-, towards Document Handling Charges for the Document to be registered on Document No. 2217 dated 06/05/2022 at the Sub Registrar office S.R. Jalgaon 1 of the District Jalgaon.

DEFACED

₹ 1040

DEFACED

Payment Details

Bank Name IBKL

Payment Date 06/05/2022

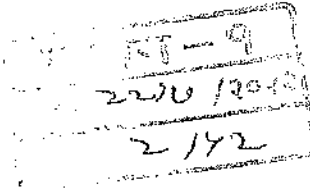
Bank CIN 10004152022050606200

REF No. 2761326564

Deface No 0605202206753D

Deface Date 06/05/2022

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



**DEED OF DECLARATION UNDER
APARTMENT
OWNERSHIP ACT, 1970**

SUBJECT - 9
REF. 2290/2022
3/72

THIS DEED OF
DECLARATION is made at Jalgaon in
respect of a building called as
"MANAS AARADHYA" situated at JALGAON Shiwar, Jalgaon
and situated within the Municipal Corporation of City Jalgaon.
On this 9th May, 2022

**MANAS DEVELOPERS JALGAON THROUGH
IT'S PARTNER**

SHRI. RAJESH SHANTILAL JAIN Age-68 years,
Occupation : Business,
R/o.- 1, Radhakisan Wadi, Jilha Peth, Jalgaon

All are hereinafter referred to as 'THE GRANTOR' (which expression unless it be repugnant to the context and meaning thereof be deemed to mean and include their partners, executors, administrators and assigns). And who are fully empowered and qualified to execute this Deed of Declaration does hereby states :

FIRST :

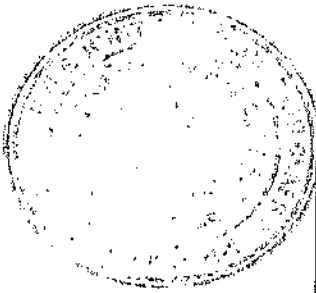
THAT the Grantor owns and Possesses a free hold piece & parcel of land bearing 1. JALGAON CTS NO.2706/1A/2 admeasuring 201.33 Sq.mtr. 2. JALGAON CTS NO. 2706/1A/3 admeasuring 193.71 Sq.mtr. 3. JALGAON CTS NO. 2706/1A/4 admeasuring 193.94 Sq.mtr. & above plot Consolidated together as one admeasuring 588.98 Sq.mtr. Hence the present Grantor applied to Commissioner, Municipal Corporation Jalgaon Amalgation No.TP/SUB/Amal/2132 dated 31/03/2018 & having Non-Agricultural Permission issued by Collector, Jalgaon bearing No. Jamin/1/S.R./08/2012 Date-01/06/2012. which is bounded as :

On or towards East : Adjoining CTS NO.
On or towards West : CTS NO. 2706/1A/1
On or towards North : Adjoining CTS NO.
On or towards South : 12 MTR ROAD

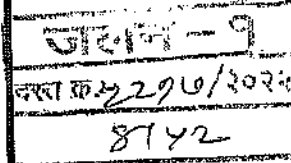
Which is purchased by the present Grantor vide registered Sale Deed document serially bearing No.-3371, 3372, 3373 (JLG-1) date-16/10/2016 and which is hereinafter referred to as 'THE SAID PLOTS'.

SECOND:

That the Grantor has constructed on the above said plot a Flat Scheme Consisting of in all Total 24 Flats according to the Plans attached herewith, prepared as per the available F.S.I. & purchased T.D.R.-408.77 Sq.mtr. vide registered Sale Deed document bearing No.-215/2018 date 09/01/2018 JALGAON-2. purchased T.D.R.-25.00 Sq.mtr. vide registered Sale Deed document bearing No.-3637/2018 date 21/09/2018 JALGAON-3, purchased T.D.R.-282.79 Sq.mtr. vide registered Sale Deed document bearing No.-325/2022 date 12/01/2022
Total TDR 716.56 Sq.mtr.



which has been approved & sanctioned by Commissioner of Jalgaon City Municipal Corporation, Jalgaon by its' Office Letter No. :- TP/BP/1167 dt. 11/01/2019 and Letter No. :- TP/BP/1167 dt. 11/01/2019 & Office Letter No. :- TP/BP/1167 dt. 11/01/2019 and Letter No. :- TP/BP/1458 dt. 16/02/2022 and The Postal address of said Building is :



"MANAS AARADHYA"
CTS NO. 2706/1A/2 & 2706/1A/3
& 2706/1A/4 JALGAON SHAHAR
Tal. Dist. Jalgaon

THIRD:

THAT the said building known as **"MANAS AARADHYA"** consists of **Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor & Sixth Floor**. All the Floors of the said building are capable of individual utilization on account of having their own exit in the common area and facility of the building and the Units/Apartment will be sold to one or more persons /owners, each owner obtaining a particular and exclusive property rights hereto and each apartment consisting of a heritable and transferable immoveable property within the meaning of any law for the time being in force in the state of Maharashtra hereinafter referred to as "the Family units" and also undivided interest in the General & or common areas and facilities of the building as listed hereinafter in this deed necessary for their adequate used and enjoyment and hereinafter referred to as "common areas and facilities" all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970 and rules made there under.

FOURTH:

THAT the aforesaid building is having total Built up area **1172.64** Sq.mtr., out of which **1172.64** Sq.mtr. constitutes the Family units.

FIFTH :

THAT the condominium shall be known as **"MANAS AARADHYA"** Condominium and the family units, common areas and facilities of the building is as follows:

(1) FAMILY UNITS :

In all there are **Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor & Sixth Floor** and which is more Particularly described as Under:

A) Flat No.- 101 (First Floor)

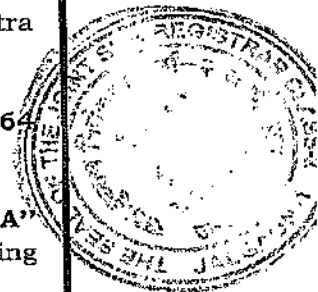
This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath, Balcony, Passage **Boundaries are**

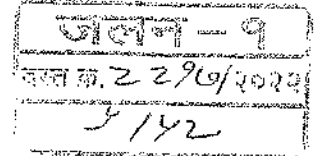
East : Apartment open area
 West : Staircase, Lobby
 North : Apartment open area
 South : Flat no. 102

B) Flat No.- 102 (First Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath, Toilet, Balcony, Passage **Boundaries are**

East : Apartment open area
 West : Flat No.103
 North : Flat No.101
 South : 12.00 mtr. Road



**C) Flat No.- 103 (First Floor)**

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath, Toilet, Balcony, Passage
Boundaries are

East : Flat No.102
West : Apartment open area
North : Flat No.104
South : 12.00 mtr. Road

D) Flat No.- 104 (First Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath, Toilet, Balcony, Passage
Boundaries are

East : Staircase, Lobby
West : Apartment open area
North : Apartment open area
South : Flat no. 103

E) Flat No.- 201 (Second Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath, Balcony, Passage
Boundaries are

East : Apartment open area
West : Staircase, Lobby
North : Apartment open area
South : Flat no. 202

F) Flat No.- 202 (Second Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath, Toilet, Balcony, Passage
Boundaries are

East : Apartment open area
West : Flat No.203
North : Flat No.201
South : 12.00 mtr. Road

G) Flat No.- 203 (Second Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath, Toilet, Balcony, Passage
Boundaries are

East : Flat No.202
West : Apartment open area
North : Flat No.104
South : 12.00 mtr. Road

H) Flat No.- 204 (Second Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath, Toilet, Balcony, Passage
Boundaries are

East : Staircase, Lobby
West : Apartment open area
North : Apartment open area
South : Flat no. 203.

I) Flat No.- 301 (Third Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath, Balcony, Passage
Boundaries are

East : Apartment open area
West : Staircase, Lobby
North : Apartment open area
South : Flat no. 302

J) Flat No.- 302 (Third Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath, Toilet, Balcony, Passage
Boundaries are

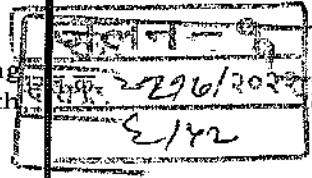
East : Apartment open area
West : Flat No.303
North : Flat No.301
South : 12.00 mtr. Road

K) Flat No.- 303 (Third Floor)

This family unit consists of Living
Kitchen, Two Bedroom, W.C. & Bath
Toilet, Balcony, Passage

Boundaries are

East : Flat No.302
West : Apartment open area
North : Flat No.304
South : 12.00 mtr. Road

**L) Flat No.- 304 (Third Floor)**

This family unit consists of Living, Kitchen, One Bedroom, W.C.
& Bath, Toilet, Toilet, Balcony, Passage **Boundaries are**

East : Staircase, Lobby
West : Apartment open area
North : Apartment open area
South : Flat no. 303.

M) Flat No.- 401 (Fourth Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C.
& Bath, Balcony, Passage **Boundaries are**

East : Apartment open area
West : Staircase, Lobby
North : Apartment open area
South : Flat no. 402

N) Flat No.- 402 (Fourth Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C.
& Bath, Toilet, Balcony, Passage **Boundaries are**

East : Apartment open area
West : Flat No.403
North : Flat No.401
South : 12.00 mtr. Road

O) Flat No.- 403 (Fourth Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C.
& Bath, Toilet, Balcony, Passage **Boundaries are**

East : Flat No.402
West : Apartment open area
North : Flat No.404
South : 12.00 mtr. Road

P) Flat No.- 404 (Fourth Floor)

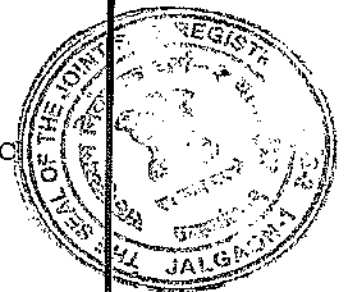
This family unit consists of Living, Kitchen, One Bedroom, W.C.
& Bath, Toilet, Balcony, Passage **Boundaries are**

East : Staircase, Lobby
West : Apartment open area
North : Apartment open area
South : Flat no. 403.

Q) Flat No.- 501 (Fourth Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C.
& Bath, Toilet, Balcony, Passage **Boundaries are**

East : Apartment open area
West : Staircase, Lobby
North : Apartment open area
South : Flat no. 502



R) Flat No.- 502 (Fifth Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath , Toilet, Balcony, Passage

Boundaries are

East : Apartment open area
 West : Flat No.503
 North : Flat No.501
 South : 12.00 mtr. Road

S) Flat No.- 503 (Fifth Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath,, Toilet, Balcony, Passage **Boundaries are**

East : Flat No.502
 West : Apartment open area
 North : Flat No.404
 South : 12.00 mtr. Road

T) Flat No.- 504 (Fifth Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath, Toilet, Balcony, Passage **Boundaries are**

East : Staircase, Lobby
 West : Apartment open area
 North : Apartment open area
 South : Flat no. 503.

U) Flat No.- 601 (Sixth Floor)

This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath Balcony, Passage **Boundaries are**

East : Apartment open area
 West : Staircase, Lobby
 North : Apartment open area
 South : Flat no. 602

V) Flat No.- 602 (Sixth Floor)

This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath, Toilet, Balcony, Passage **Boundaries are**

East : Apartment open area
 West : Flat No.603
 North : Flat No.601
 South : 12.00 mtr. Road

W) Flat No.- 603 (Sixth Floor)

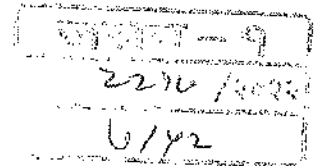
This family unit consists of Living, Kitchen, Two Bedroom, W.C. & Bath, Toilet, Balcony, Passage **Boundaries are**

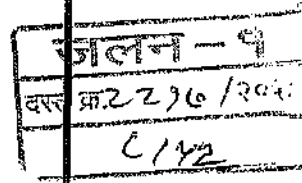
East : Flat No.602
 West : Apartment open area
 North : Flat No.604
 South : 12.00 mtr. Road

X) Flat No.- 604 (Sixth Floor)

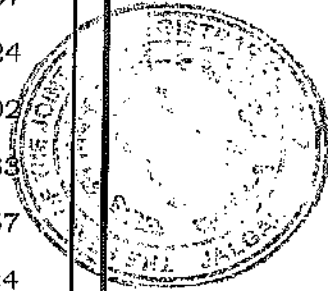
This family unit consists of Living, Kitchen, One Bedroom, W.C. & Bath, Toilet, Balcony, Passage **Boundaries are**

East : Staircase, Lobby
 West : Apartment open area
 North : Apartment open area
 South : Flat no. 603.





FLAT No.	FLOOR	BUILT-UP AREA SQ.-MTR.	CARPET AREA	VOTING PERCENT	LAND HOLDING
101	FIRST	32.52	30.5	2.773	16.33
102	FIRST	56.89	54.00	4.525	28.57
103	FIRST	54.23	51.5	4.625	27.24
104	FIRST	51.8	49.00	4.417	26.02
201	SECOND	32.52	30.5	2.773	16.33
202	SECOND	56.89	54.00	4.525	28.57
203	SECOND	54.23	51.5	4.625	27.24
204	SECOND	51.8	49.00	4.417	26.02
301	THIRD	32.52	30.5	2.773	16.33
302	THIRD	56.89	54.00	4.525	28.57
303	THIRD	54.23	51.5	4.625	27.24
304	THIRD	51.8	49.00	4.417	26.02
401	FOURTH	32.52	30.5	2.773	16.33
402	FOURTH	56.89	54.00	4.525	28.57
403	FOURTH	54.23	51.5	4.625	27.24
404	FOURTH	51.8	49.00	4.417	26.02
501	FIFTH	32.52	30.5	2.773	16.33
502	FIFTH	56.89	54.00	4.525	28.57
503	FIFTH	54.23	51.5	4.625	27.24
504	FIFTH	51.8	49.00	4.417	26.02
601	SIXTH	32.52	30.5	2.773	16.33
602	SIXTH	56.89	54.00	4.525	28.57
603	SIXTH	54.23	51.5	4.625	27.24
604	SIXTH	51.8	49.00	4.417	26.02
	TOTAL	1122.00		99.996	588.98



2 COMMON AREAS & FACILITIES:

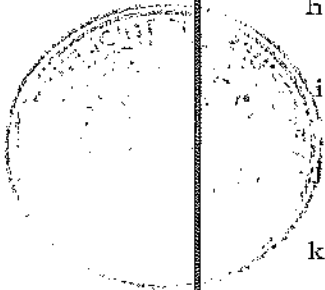
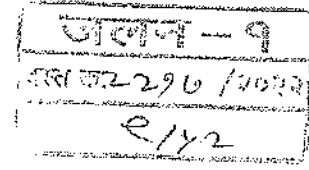
- a] Piece and parcel of land described in the First Paragraphs of this Deed viz. 1.JALGAON CTS NO.2706/1A/2 admeasuring 201.33 Sq.mtr. 2.JALGAON CTS NO. 2706/1A/3 admeasuring 193.71 Sq.mtr. 3. JALGAON CTS NO. 2706/1A/4 admeasuring 193.94 Sq.mtr.Total admeasuring 588.98 Sq.mtr.
- b] Parking facility will be common for All Flat Owners.
- c] Two Septic Tanks on Ground Floor will be Common for all Flat Owners in the said building.
- d] Two Staircases & One Lifts which leads from Ground Floor to the Top of the Building is common for all Owners in the said building.
- e] Area Below Staircases will be common for all Owners in the said building as required.
- f] Two Overhead Water Storage Tank and One Underground Water Storage Tank will be Common for all Flat Owners in the said building.
- g] Plumbing network throughout the building in common area will be common for all Owners.
- h] Electric wiring network throughout the building in common area will be common for all Owners.
- i] Necessary Light connections throughout the building in common areas will be common for all.
- j] Drainage lines throughout the building will be common for all Owners.
- k] The foundations, main walls, columns, beams and roof of the building as described in the Plan which form a part of this deed.
- l] One Bore-well with Electric Pump, Pipe fitting and Panel Board will be common for all owners of Flat & Shows.
- m] Electric DP with necessary connection from Mahavitaran, CCTV network in parking area and entrance Lobby on Ground for security, fire fighting arrangements for entire building for all owners in the said building.
- n] All Open Ducts in the building will be common for all owners in the said building for the purpose of common use.

[3] RESTRICTED AREAS :

- i] The present Terrace of the Building is totally Owned and Possessed by Present Grantor and Present Grantor will have each and every right to construct Other Flats after available additional F.S.I. & Purchase T.D.R. or to give Mobile Tower or any Advertisement Board.

[4] REGARDING ADDITIONAL F.S.I. :

- i] At present the said building is having F.S.I. and Grantor have



consumed F.S.I.+ T.D.R. rights But in case balance area in future by any additional F.S.I. is available to the said buildings, it will entirely be the sole property of the Grantor and the Grantor will have each and every right to

consume that Additional F.S.I. by constructing and selling the units to the Prospective Purchaser and in such case, all the Owners of "MANAS AARADHYA" shall not have any objection & or right to avail such additional F.S.I. and in such case, such available additional F.S.I. will be consumed by Grantor by constructing units on Terrace.

- ii] All the Proposed Owners in "MANAS AARADHYA" are bound for Sign. The Proposed Revised Plan for the Construction of Additional Units/Flats and the necessary papers or documents about each and every permission from the Competent Authority without taking any charges.

FIFTH:

THAT right, title and interest of each owner of a family unit in the common areas and facilities and their proportionate share in the profits and common expenses in the said General common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of "MANAS AARADHYA" Condominium is based on the proportionate percentage interest of each family unit to the total Built up area of family units. This percentage will be revised if there shall be any additional consumption as stated in Paragraphs fifth (4) above

- AS DESCRIBED IN THE PARAGRAPHS FIFTH OF THIS DEED -

SIXTH:

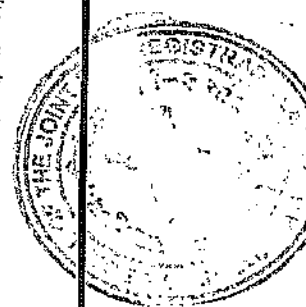
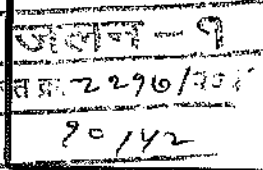
THAT the administration of "MANAS AARADHYA" Condominium consisting of aforesaid building and parcel of the land described in the paragraphs first and fifth of this Deed shall be in accordance with provisions of this Deed and with the provisions of bye-laws which are made a part of this Deed and are attached herewith.

SEVENTH:

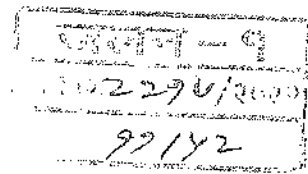
THAT as appears above a Plan of Apartment Owner-ship is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that the family units comprised in the said building called "MANAS AARADHYA" may be conveyed and registered as individual properties capable of individual unit of independent use on account of each having its own exit to a common area and facility of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the common areas & facilities.

EIGHTH:

THAT for the purpose of stamp duty and registration fees to be imposed on the registration of this Deed in the Register of Declaration



& Deeds of Apartment under section 13 (5) the value of the "MANAS AARADHYA" Condominium is valued at as per Government Valuation.



NINETH:

THAT so long as the Grantor owns one or more of the family units the Grantor shall be subject to the provisions of this Deed and of the Exhibit attached hereto and the Grantor covenants to take no action which will adversely affects the rights of the Association of Apartment Owners with respective assurances against latent defects in the building or rights assigned to the association by reason of the establishment "MANAS AARADHYA" Condominium.

TENTH:

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

ELEVENTH:

THAT the percentage of the undivided interest in the General and/or restricted common areas and facilities **except terrace of the building** established therein shall not be changed except with the unanimous consent of all the Apartment Owners expressed in amendment to this Deed duly registered.

TWELVETH:

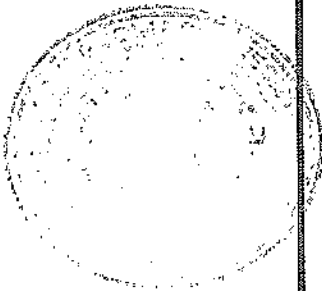
THAT the undivided interest in the General and/or restricted common areas & facilities **except terrace of the building** shall not be separated from the family units to which it appertains and shall be deemed conveyed or encumbered with the unit even though such a interest is not expressly mentioned or described in the conveyance or other instruments.

THIRTEENTH :

THAT each Apartment Owner shall comply with the provisions of this Deed, bye-laws, decisions and resolutions of the Association of Apartment Owners of its representative, and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due, for damages, for injunctive relief.

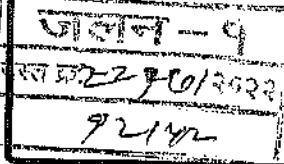
FOURTEENTH:

THAT the declaration of the property to the Plan of Apartment Ownership herein shall not be revoked, or the property removed from the Plan of Apartment Ownership, or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation, or amendment or removal of the property from the plan by duly registered instruments.



FIFTEENTH:

THAT No Apartment Owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the General and/or restricted common areas and facilities or by the abandonment of his family unit.

**SIXTEENTH:**

ALL sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other except only (1) charge, if any of the family unit for payment of Government or Municipal taxes or both, and (2) all sums unpaid on a first mortgage of the Apartment.

SEVENTEENTH:

THAT all present or future owners, tenants, future tenants or any other person that might use facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said unit shall signify that the provisions of this Deed are accepted and ratified. The respective family unit shall not be rented or giving or leave and license or care taker basis by the Apartment Owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensations for any period less than thirty days or (b) any rental of it the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the Apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that said lease or leave and license or care-taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye-laws in Exhibit 'B' attached hereto.

EIGHTEENTH:

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

NINETEENTH:

THAT where a family unit is sold by a mortgagee in exercise of his powers of sale under an English Mortgage or by a court in execution of a decree in a suit brought by a mortgagee against the owner of such family unit, then neither the mortgagee nor the Purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments, by the association which become due prior to the acquisition of title by a such acquirer, it being understood



however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

10/22/16
83 142

TWENTIETH:

THAT in voluntary conveyance of a family unit the grantee of the unit shall be jointly & severally liable with the grantor for all unpaid assessments by the Association of Apartment Owners against the latter for his share of the common expenses up to the time of the grant or conveyance without prejudice to the Grantee's right to recover from the Grantor the amounts paid by the Grantee therefore, However, any such Grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be setting forth amount of the unpaid assessment against the Grantor liable for nor shall be family unit conveyed be subject to charge for any unpaid assessments made by the Association of Apartment Owners against the Grantor in excess of the amount therein set forth.

TWENTY FIRST:

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

TWENTY SECOND:

THAT insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of Apartment owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

IN WITNESS WHEREOF the Grantor have set their respective signature the day and year first hereinabove written.

MANAS DEVELOPERS JALGAON THROUGH IT'S
PARTNER SHRI. RAJESH SHANTILAL JAIN
THE GRANTOR

: WITNESSES:

1. 2.

Name: Name:

// 12 //
EXHIBIT-B

**BYE LAWS OF "MANAS
AARADHYA" CONDOMINIUM**

[1] SHORT TITLE AND APPLICATION :

[1] These bye-laws may be called the bye-laws of the **"MANAS AARADHYA"** Condominium.

[2] The Provisions of these bye-laws apply to the **"MANAS AARADHYA"** Condominium.

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

The mere acquisition or rental or taking or license of any or the family units [hereinafter referred to as 'unit'] of the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified, and will be complied with.

[2] DEFINITIONS:

[1] In these bye-laws, unless the context requires otherwise:

[a] 'Act' means the Maharashtra Apartment Ownership Act, 1970.

[b] 'Association' means the Association of all the Apartment Owners constituted by such owner for the purpose of the **"MANAS AARADHYA"** Condominium.

[c] 'Board' means a Board of Managers consisting of Seven & Five persons, all of whom shall be owners of Apartment in the **"MANAS AARADHYA"** Condominium.

[d] 'Building' means the building located at 1. JALGAON CTS NO. 2706/1A/2 admeasuring 201.33 Sq.mtr. 2. JALGAON CTS NO. 2706/1A/3 admeasuring 193.71 Sq.mtr. 3. JALGAON CTS NO. 2706/1A/4 admeasuring 193.94 Sq.mtr. Total admeasuring 588.98 Sq.mtr. and known **"MANAS AARADHYA"** Condominium, and includes the land forming part thereof.

[e] 'Declaration' means the Declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in section 2.

[f] 'Majority of Owners' means those owners holding 51 percent of the votes in accordance with the percentages assigned in the Declaration.

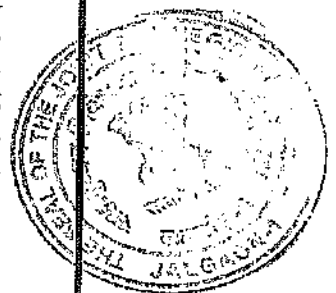
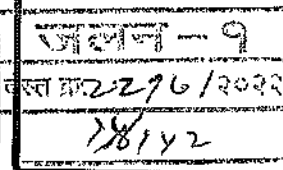
[g] 'Owner' or 'Apartment Owner' means the person owing an Apartment in the **"MANAS AARADHYA"** Condominium.

[h] 'Section' means a section of Act.

[i] 'Unit' means a family unit in the **"MANAS AARADHYA"** Condominium.

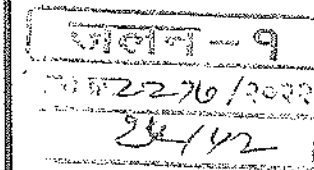
[j] 'Registrar' means the Registrar of Co-operative Societies.

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



[3] APARTMENT OWNERSHIP:

The building located at
1.JALGAON CTS NO.2706/1A/2
admeasuring 201.33 Sq.mtr.
2.JALGAON CTS NO. 2706/1A/3
admeasuring 193.71 Sq.mtr. 3.
JALGAON CTS NO. 2706/1A/4
admeasuring 193.94 Sq.mtr. Total admeasuring 588.98
Sq.mtr. and the building is known as "MANAS AARADHYA"
Condominium is submitted to the provisions of the Act.



[4] OBJECT OF ASSOCIATION:

[1] The objects of the Association shall be:

[a] to be and to Act as the Association of Apartment Owners of the building called "MANAS AARADHYA" Condominium, situated at 1.JALGAON CTS NO.2706/1A/2 admeasuring 201.33 Sq.mtr. 2.JALGAON CTS NO. 2706/1A/3 admeasuring 193.71 Sq.mtr. 3. JALGAON CTS NO. 2706/1A/4 admeasuring 193.94 Sq.mtr. Total admeasuring 588.98 Sq.mtr. [hereinafter called "the said building"] who have filed their respective declarations submitting their Apartments to the provisions of the Act.

[b] to invest of deposit moneys.

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

[d] to retain and rent or license if possible suitable portions of the common areas to outsiders for commercial purposes, and to distribute the common profits left after deducting the common expenses amongst the Apartment Owners as common profits or accumulate the same for building up a reserve fund;

[e] to provide for and do all and any of the matters provided in sub-sections [2] of section 16;

[f] to advance, with the consent of the Apartment Owners, any short term loan to any Apartment Owners in case of any emergent necessity and to provide for repayment thereof in lump-sum or in installments;

[g] to establish and carry on, its own account or jointly with individuals or institution, educational, physical, social and re creative activities for the benefit of the Apartment Owners.

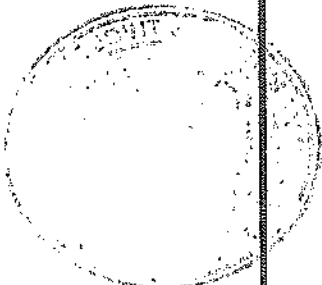
[h] to frame rules, with approval of the general meeting of the Association and after consul-ting the competent authority and may establish a provident fund, gratuity and if necessary for the benefit of the employees of the Associations;

[i] to do all things necessary or an otherwise provided for their welfare expedient for the attainment of the objects specified in these bye-laws.

[2] The Association shall not act beyond the scope of its objects without duly amending the provisions of these bye-laws for the purpose.

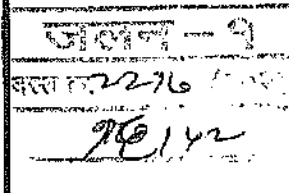
[5] MEMBERS OF ASSOCIATION:

[1] All persons who have purchased Apartment in the "MANAS AARADHYA" Condominium and executed respective Declarations under section-5 submitting their Apartment to provisions of the Act, shall automatically be



// 14 //

members of the Association, and shall pay the sum of 100/- Rupees as entrance fee and may purchase at least one share of the face value of Rs.1100/each. Each Apartment Owner shall receive a copy of the bye-laws on payment of Rs.150/-



[2] Upon any Apartment owner selling his Apartment of absolutely conveying the same by way of gift under his will or otherwise the purchaser or donee shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of Ten Rupees. The shares held by an Apartment Owners shall be transferred of the name of such purchaser or donee on payment of Ten Rupees to the Association.

[3] On the death of an Apartment Owner, his Apartment shall be transferred to the person or persons to whom he bequeaths the same by his will or to the legal representative of his estate in case he has not made any specified bequest of the Apartment. The name of the legatee or the names of the register of Apartment owners maintained by the Secretary for the purposes of administration of the "MANAS AARADHYA" Condominium as Apartment Owner or joint Apartment Owners, where any legatee is a Minor the Apartment Owner shall be entitled to appoint a guardian of such Minor.

[6] **JOINT APARTMENT OWNERS:**

Where an Apartment has been purchased by two or more persons jointly they shall be jointly entitled to the Apartment and the 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 vote.

[7] **HOLDING OF ONE SHARE COMPULSORY:**

Where an Apartment has been purchased by two of the Association [joint Apartment Owners holding the shares jointly]

[8] **DISQUALIFICATIONS:**

No Apartment owner shall be entitled to vote on the questions of the election of members of the Board or the President, Secretary, Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears if any sum due from him in respect of his contributions for common expenses, for more than sixty days of the last day of the year proceeding the year in which elections to the Board would take place.

CHAPTER-II

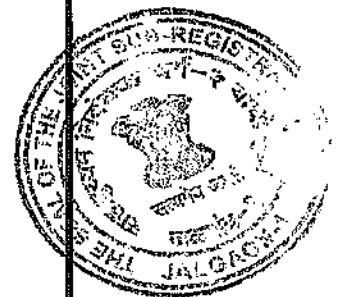
VOTING, QUORUM AND PROXIES

[9] **VOTING:**

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

[10] **QUORUM:**

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



[11] VOTES TO BE CAST IN PERSON :

Votes shall be cast in persons.

2022-23
2022-23/24
26/82

**CHAPTER-III
ADMINISTRATION**

[12] POWERS AND DUTIES OF ASSOCIATION:

The Association will have the responsibility of Administering the "MANAS AARADHYA" Condominium, approving the Annual budget establishing and collecting monthly assessments and arranging for the managements of the Condominium in an efficient manner, Except as otherwise provided resolutions of the Association shall require approval by a majority of owners, casting votes, in persons.

[13] PLACE OF MEETINGS:

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

[14] ANNUAL MEETINGS:

The First Annual Meeting of the Association shall be held on 31 March 2023. Thereafter the Annual Meetings of the Association shall be held on the 31st of March each succeeding year. At such meetings there shall be elected by ballot of the Apartment Owners a Board of Managers in accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

[15] SPECIAL MEETINGS:

It shall be the duty of the president to call a special meeting of the Apartment Owners as directed by a resolution of the Board of upon a petition signed by a Majority of the owners and having been presented to the Secretary or as 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 at a special meeting except asserted in the notice without the consent of for fifths of the owners present in persons.

[16] NOTICE OF MEETINGS:

It shall be the duty of the Secretary to mail or sent a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is so held to each Apartment Owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in these bye-laws shall be considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner or as the case may be, the Registrar.

[17] ADJOURNED MEETINGS:

If any meeting of owner cannot be organized because a quorum has not attended the owners who are present, may adjourn the meeting to a time not less than meeting was called if at such adjourned meeting also, no



quorum is present the owners present in person being not less than two shall form a quorum.

[18] ORDER OF BUSINESS:

The order of business at all meetings of the owners of unit shall be as follows:

- [a] Roll Call.
- [b] Proof of notice of meeting or waiver of Notice.
- [c] Reading of minutes of preceding meeting.
- [d] Report of Officers.
- [e] Report of the Housing Commissioner or the or of the office, duly authorized by them, if present.
- [f] Report of Committees.
- [g] Election of Board of Managers.
- [h] Unfinished business if any,
- [i] New Business.

CHAPTER-IV

BOARD OF MANAGERS

[19] MANAGEMENT OF ASSOCIATION:

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

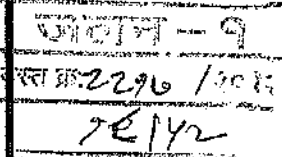
[20] POWERS AND DUTIES OF BOARD:

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

[21] OTHER DUTIES:

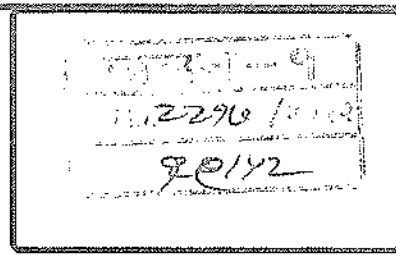
In addition to duties imposed by these bye-laws or by resolutions of the association the Board shall be responsible for the following that is to say :

- [a] Care, un keep and surveillance of the "**MANAS AARADHYA**" Condominium and the common areas and facilities and restricted common areas and facilities.
- [b] Collection of Monthly Assessments from the owners.
- [c] Designation, employment, remuneration and dismissal of the personnel necessary for "**MANAS AARADHYA**" Condominium common areas and facilities.
- [d] To provide for the matter in which Audit and Accounts of the Association shall be carried out.
- [e] To inspect the Account kept by the Secretary and/or 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 Book is written up promptly and is signed daily by one of the members of the Board Authorized in this behalf.
- [h] To hear, deal with complaints.



[22] MANAGER:

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



[23] ELECTION AND TERMS 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 years and term of office of one Manager shall be fixed at one year. At the Expiration of the initial term of office of each respective Manager his successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting (if a larger Board is contemplated, the term of the office should be established in 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 a quorum and each person so elected shall be a manager until a successor is elected at the next Annual Meeting of the Association.

[25] REMOVAL OF MANAGER:

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

[26] ORGANISATION MEETING:

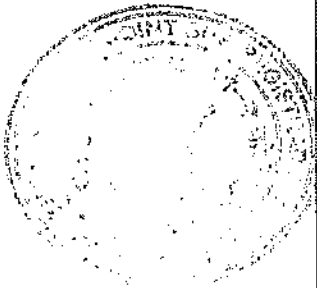
The first meeting of newly elected Board shall be held within ten days of election at such a place as shall be fixed by the Manager at the meeting at which Managers were elected and no Notice shall be necessary to the newly elected Managers in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

[27] REGULAR MEETINGS:

Regular meetings of the Board may be held at such a time and place as shall be determined, from time to time, by a majority of the Managers but at least two such meetings shall be held during each year. Notice of regular meeting of the Board shall be given to each Manager personally or by mail or telegraph at least three days prior to the day named for such meetings.

[28] SPECIAL MEETINGS:

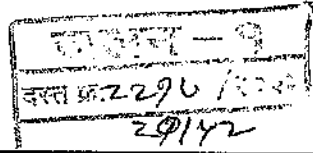
Special meetings of the Board may be called by the president of three days notice to each Manager, given personally or by mail or telegraph, which notice shall state the time, place [as herein- above provided] and purpose of the meeting. Special meetings of the board shall be called by the president or secretary in



the manner and on like notice on the written request of at least three Managers.

[29] WAIVER OF NOTICE:

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



[30] QUORUM:

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

[31] FIDELITY BONDS:

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

**CHAPTER-V
OFFICER**

[32] DESIGNATION:

The principal officers of the Association shall be a president, a Vice president, a Secretary and a Treasurer all of whom shall be elected by and from the Board, they may appoint an Asst. Treasurer and Asst. Secretary, such other officers as in their judgment may be necessary [in the case of an Association of 100 owners or less the offices of Treasurer and Secretary may be filled by the same person].

[33] ELECTION OF OFFICERS:

The Officers of the Association shall be elected annually by the Board of organization meeting of each new board & shall hold offices at the pleasure of the Board.

[34] REMOVAL OF OFFICERS:

Upon an affirmative vote of a majority of the members of the Board any officer may be removed, either with or without cause, any 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 the president of an Association, including but not limited to the power to appoint committees from amongst the 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.

5777-9
2296/2022
29/12

[36] VICE PRESIDENT:

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

[37] SECRETARY:

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of Association; he shall have charge of such books and papers as Board may direct, and he shall in general perform all the duties incidental to the office of the Secretary.

[38] TREASURER:

The treasurer shall be responsible for Association funds and Securities and shall also be responsible for keeping full and accurate account of all receipts and disbursements in books belonging to the Association. He shall responsible for the deposit of all moneys and other valuable effects in the name and to the other valuable effects in the name and to the credit, of the Association in such deposit Aries as may from time to time designated by the Board.

CHAPTER-VI

OBLIGATION OF THE APARTMENT OWNERS

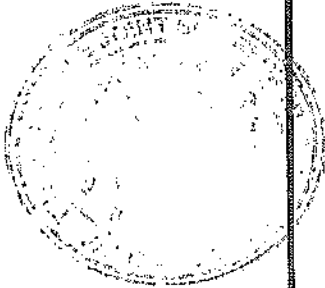
[39] ASSESSMENTS:

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "MANAS AARADHYA" Condominium which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazards or calamities. The Assessments shall be made prorate according to the value of the unit owned as stipulated in the declaration, unit owned as stipulated in the declaration. Such assessments shall include monthly payments to a general operating reserve and a reserve funds for replacements.

[40] MAINTENANCE AND REPAIRS:

[1] Every owner must perform promptly, all maintenance and repair work within his own units which if omitted would affect the "MANAS AARADHYA" Condominium in entirely or in a part belonging to other owners being expressly responsible for the damages and liabilities that the failure to do so may endanger.

[2] All the repairs of internal installations of the unit such as water, light gas, powers, sewage,



জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

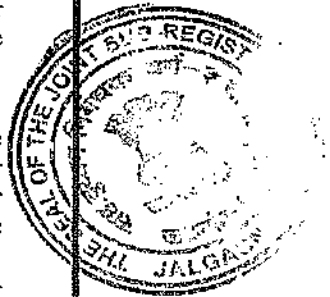
জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২

জবান - ৭
সং ৩২২৭৬ / ২০২২
২২/৮২



televisions and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal sanitary by way or regulations.

[3] It is prohibited to hang garments rugs, etc. from the windows, balconies or form of the facades of the "MANAS AARADHYA" Condominium.

[4] It is prohibited to dust rugs etc. from the windows or to clean rugs etc. by beating on the exterior part of the said condominium.

[5] It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installations is not provided all garbage or trash shall be collect 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 "MANAS AARADHYA" Condominium or that procure through the walls or for of the condominium except as authorized by Association.

[7] All the terms and conditions stated in agreement to sale and sale deed are binding to all the owners of "MANAS AARADHYA"

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] By from common profits which shall from the nucleus of the reserve fund;
- [d] By raising loans, if necessary subject to the terms & conditions as the Association, with the approval of the competent authority may determine in his behalf.

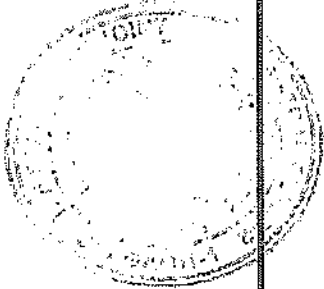
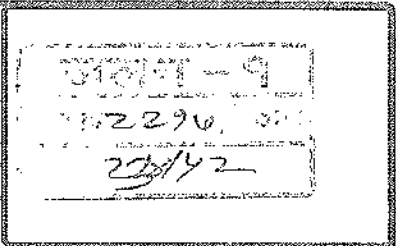
[46] INVESTMENT:

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

- [a] In the Central Co-operative Bank or the state Co-operative Bank or;
- [b] In any of the securities specified in section 20 of the Indian Trust Act, 1982 or;
- [c] In any co-operative Bank other than those referred to in clause [a] of these bye-laws or in any banking company approved for this purpose by the Association.

[47] AFFILIATION:

Should there be any Federation of Apartment Owners in the locality in which the "MANAS AARADHYA" 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 Account 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 his personal custody an amount not exceeding Rs.100/ for petty expenses. All payments above rupees twenty shall be made by cheques signed by the Secretary and one member of the Board.

[2] Each Apartment Owner shall have a passbook in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses and his share of assessment and other dues if any, in respect of his Apartment.

[3] The Association shall on or before 31st duly in each year publish an Audited Annual Financial Statement in respect of common areas and facilities containing.

[a] The Profits and loss account.

[b] The receipts expenditure of the previous financial year.

[c] A summary of the property, as assets and liabilities of common areas and facilities of the Association giving such particulars as will disclose the general nature of these liabilities as Assets and How the value of the fixed assets has been arrived at.

[4] The Audited Financial Statement shall be open to the inspection of any member the Association during office house and in the office of the Association and a copy thereof, shall be submitted to the competent authority not latter than 15th of August every year.

[5] Every financial statement shall be accompanied by a complete list of Apartment Owners. There shall also accompany the financial statement in a similar list of loanees. The financial statement shall state up to what date profits and expenses of areas are included.

[49] PUBLICATION OF ACCOUNT AND REPORTS :

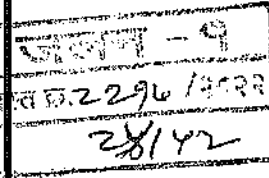
A copy of the last financial statement and of the report of the Auditor, if any shall be kept in a conspicuous place in the office of the Association.

[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 here-in before provided and shall examine the Annual Return and verify the same, with the Accounts, relating to and shall either sign the same as found by him to be correct duly vouched and in accordance with law or specially report to and in accordance with law 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 and examine and papers or documents belonging to the Association relating to the common areas and facilities [including limited common areas & 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 OF ASSOCIATION:

An owner who mortgages his unit shall notify the Association through the Manager if any or president of the Board in the event there is no Mortgagees and the Association shall maintain such information in a book entitled 'Mortgagees of Units'.

[53] NOTICE OF UNPAID ASSESSMENTS:

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

**CHAPTER-IX
COMPLIANCE**

[54] COMPLIANCE:

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

[55] SEAL OF THE ASSOCIATION:

The Association shall have a common seal which 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 Secretary or any other person authorized by the Association in this behalf.

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

[56] AMENDMENT OF BYE-LAWS:

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by the Owners representing at least 75 % of the total value of all units in the "MANAS AARADHYA" Condominium as shown in the Declaration.

IN WITNESS WHEREOF the Grantor have set their respective signature the day and year first hereinabove written.



**MANAS DEVELOPERS JALGAON THROUGH IT'S PARTNER
SHRI. RAJESH SHANTILAL JAIN**

THE GRANTOR

: WITNESSES:

1. Siddharth

2. Prashant

Name: Satyaj Shankar patil

Name: Siddharth Prashant Jain

Add: Nikhil war nagan

Add: Prashant Bungalow

Nashra bad,
Jalgaon

Kadha Kisan warai
Jalgaon

जलन-१
करत क्र. २२७/२०२२
२६/१२



CERTIFICATE

जलन - ९

म.म.२२९६/२०२२

२०/४२

This is to certify that
Ground Floor, First Floor,
Second Floor, Third Floor, Fourth Floor, Fifth Floor,
Sixth Floor Location plan, Elevation, section AA, Plan
of septic tank, Plan of Soakpit site plan Area Digram,
Balcony statement, Area statement in respect of a
building called as "MANAS AARADHYA" situated
1.JALGAON CTS NO.2706/1A/2 admeasuring 201.33
Sq.mtr. 2.JALGAON CTS NO. 2706/1A/3
admeasuring 193.71 Sq.mtr. 3. JALGAON CTS NO.
2706/1A/4 admeasuring 193.94 Sq.mtr. Total
admeasuring 588.98 Sq.mtr.is drawn and prepared
by me and copy filed herewith is a true copy of building
plan approved & sanctioned by Assistant Director of
Town Planning of Jalgaon City Municipal Corporation,
Jalgaon by its' Office Letter No. :- TP/BP/1167 dt. 11/
01/2019 and Letter No. :- TP/BP/1167 dt.11/01/2019
& Office Letter No. :- TP/BP/1167 dt. 11/01/2019 and
Letter No.:-TP/BP/1458 dt. 16/02/2022

PLACE - Jalgaon

Date :- /05/2022.

NITIN A. PARGAONKAR
ARCHITECT

35, NANDANVAN COLONY NEAR
BANGOLI APPT. JALGAON - 425001
CELL 9422279484 - C.A. 2001-27485



जलन-१

सत क्र. 2296/2022

24/72



मालमत्ता पत्रक

सुविधाधिकार	
संक्रमणचा मुळ धारक	
तारीख: १९७०	
पट्टेदार	
सत्तर धार	
सत्तर शेंदे	

३. कसल्यातला हा प्रपर्टी कार्ड कोणीही नाही.

४. मिळकत घडिला (दिनांक ६/५/२०२१ १०:४५:४१ AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

५. मिळकत गनिमत ऑनलाईन दिनांक १०/२२/२०२१ ५:४२:५८ PM

६. येथेता गडताळणी साठी <http://asploab@ahk.mahabhum.gov.in/DSLR/propertycard> या संकेत स्थळवर जलन ०३१६१०००११२४०९०१ हा प्रपर्टी कार्ड वापरता.

७. 



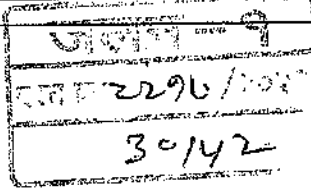
महाराष्ट्र शासन

मालमत्ता पत्रक

गाव/पेठ : जळगांव शहर	तालुका/न.मु.का. : न.मु.अ.जळगांव	जिल्हा : जळगांव
नगर भुमणन क्रमांक	खिट नंबर	प्लॉट नंबर
२००६/१३/३	९९३.७१	९९३.७१
धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाज्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	क. ५५२१.२०

सुविधाधिकार

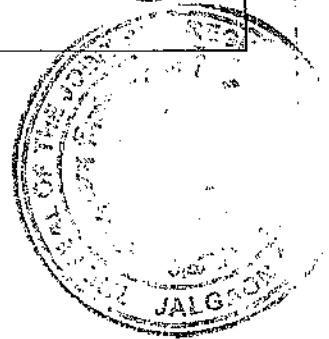
हक्काचा गुळ धारक
वर्ष: १९७०
पट्टेदार
इतर भार
इतर भोरे



दिनांक	व्यावहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
२०/११/२०१२	भा.जिल्हाधिकारी जळगांव यांचे कडील / क्रमांक / जापिन / १ / विनशेती / एस.आर. / ०८ दिनांक १६/१२ अन्वये विनशेती झालेने व न.मु.अ.विनशेती मो.र.नं. २८/२०१० जळगांव दिनांक २६/६/१२ अन्वये मिळकत तयार केलेल्या	०१/०१/१९००	१) श्री. सतिशकुमार परमानंद शर्मा २) श्री. मनोज सतिशकुमार शर्मा ३) श्री. संदीप राविसकुमार शर्मा ४) डॉ. सुरेश शामराव पाटील	फेरफार क्र. १३९८१ प्रमाणे सही- ०६/१२/२०१२ न.मु.अ. जळगांव
१३/०६/२०१५	भा.जळगांवची आयुक्त आणि संचालक भूमि अभिलेख (१.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.मु.अ/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.मु.जळगांव शहर/के.क्र.१६१५० दिनांक १३/०६/२०१५ अन्वये केवळ सोकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्राक्षरी एक शी आणखी दशांश एकाहत्तर चौ.मी दाखल केले.			फेरफार क्र. १६१५० प्रमाणे सही- १३/०६/२०१५ न.मु.अ. जळगांव
१९/०७/२०१६	खरेदीने: र.क्र.१७०००००/- वर सतीश कुमार परमानंद शर्मा, ३ यांच्या कडून क्षेत्र १९३.७१ चौ.मी खरेदीने नोंद केली.	२२२५/२०१५	१) अनिल पांडुरंग चौधरी २) सतीश भगवान चौधरी	फेरफार क्र. १६९४१ प्रमाणे सही- १९/०७/२०१६ न.मु.अ. जळगांव
३०/१२/२०१७	र.क्र. ३३७२ दि. १६/१०/२०१७ अन्वये अनिल पांडुरंग चौधरी सतीश भगवान चौधरी यांनी क्षेत्र १९३.७१ चौ.मी खरेदी दिलेने नोंद.		१) मानव डेबलपर्स जळगावचे भागीदार श्री. राजेश सतीशलाल जैन	फेरफार क्र. १९१८० प्रमाणे सही- ३०/१२/२०१७ न.मु.अ. जळगांव

महाराष्ट्र शासन, जळगांव

हि मिळकत पत्रिका (दिनांक ६/५/२०२१ १०:४६:३७ AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिण्याची आवश्यकता नाही.
मिळकत पत्रिका आजमितीत दिनांक १०/१७/२०२१ १०:५४:५५ AM
वैधता पडताळणी साठी <http://aapleabhihath.mahabhum.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन ०३९६१००००१९४७९०५ हा क्रमांक वापरावा.



महाराष्ट्र शासन

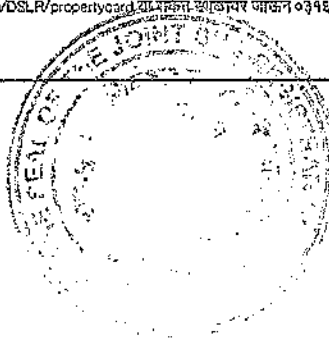
मालमत्ता पत्रक

पाव/पेठ : जळगाव गाठर		तालुका/न.मु.का. : न.मु.अ.जळगाव		जिल्हा : जळगाव	
नगर भुलापन क्रमांक	मिाट नंबर	फ्लॉट नंबर	लेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा संपन्नित आणि त्याच्या फेरतपासणीची निवत वेळ
२७०६/१३/४			१९३.९४	क	

गुविधाधिकार	
हक्काचा मुळ धारक	
यप:	
पट्टदार	
इतर भार	
इतर श्रे	

दिनांक	व्यवहार	खंड क्रमांक	गविन धारक(वा) पट्टदार(प) किंवा गार	साक्षक
२७/१४/२०१२	मा.जिल्हाधिकारी जळगांव यांचे कडील / क्रमांक / जमिन /१/ विनंती / एल.अर. /०८ दिनांक १६/२०१२ अन्वये विनंतीला झालेले व न.मु.अ. विनंती मो.र.नं. २८/२०१२ जळगांव दिनांक २६/६/२०१२ अन्वये मिळकत पत्रिका तयार केला		H श्री.सतिशकुमार परमानंद शर्मा श्री.मनोज सतिशकुमार शर्मा श्री.संदीप सतिशकुमार शर्मा श्री.सुरेश शामराव साटील	फेरफार क्र.१३९८२ प्रमाणे साही- २७/१४/२०१२ न.मु.अ.जळगाव
१३/०४/२०१५	मा.जनासेवी आयुक्त आणि संघालक भूमि अभिलेख (न.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.१५/नि.प./७७४१ दिनांक २०/१५ पुणे दि.१६/३/२०१५ व इंग्रजील आदेश क्र.न.मु.जळगांव गाठर/फे.मा.१६१५० दिनांक १३/०४/२०१५अन्वये केवळ सोळाशी नवदगहोवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळाला असलेले मिळकत पत्रिकेवर नमूद अंती क्षेत्रावरील एक शे रक्षणव्यव दशांश चौ.मी.दाखल केले.			फेरफार क्र.१६१५० प्रमाणे साही- १३/०४/२०१५ न.मु.अ.जळगाव
१९/०४/२०१६	खरेदीने :- र.र.१७००००/- वर श्री.सतिशकुमार परमानंद शर्मा ३ यांनी क्षेत्र १९३.९४ चौ.मी.खरेदीने मोंद केली	२२२४/२०१६	H [विजय धर्मा खडके] [सुहास भगवान बोधरी]	फेरफार क्र.१६१५० प्रमाणे साही- १९/०४/१६ न.मु.अ.जळगाव
३०/१२/२०१७	खरेदीने :- र.दा.३३७३ दिनांक १६/१०/२०१७ अन्वये गुविजय धर्मा खडके सुहास भगवान बोधरी यांनी १९३.९४ चौ.मी.खरेदीने मोंद केली.	३३७३/२०१७	H यानस डेव्हलपर्स जळगाव ये गाणीदार राजेश शंतीलाल जेठ	फेरफार क्र.१९१५९ प्रमाणे साही- ३०/१२/१७ न.मु.अ.जळगाव

हि मिळकत पत्रिका (दिनांक ६/५/२०२१ १०:४७:१९ AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक १०/२७/२०२१ १०:५५:३० AM
वेबसाईट पडताळणी साईट <http://aapleatitdthmshaktiurni.gov.in/DSL/propertycard> यावेळीन शासक वर जाऊन ०३१६१००००१९५७९९१ हा क्रमांक वापरावा.



याचले:- १) श्री. सतिपकुमार परमानंद शर्मा व इतर, रा. ७०, जयनगर, काव्यरत्नावली चौक, ता. जि. जळगांव यांचा दि. २६.१२.२०११ रोजीचा अर्ज

२) तहसिलदार जळगांव यांचे पत्र क्र. जमीन/१/एसआर/२२/२०१२ दि. २७.०१.२०१२

३) न.आयुक्त महानगरपालिका जळगांव शहर जळगांव यांचेकडील पत्र क्र. न.आ.२१.१२.२०१०

४) महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम ४४.

जळगांव - १
दस्त क्र. ३३५१/२०१०
१९३६

जळगांव - १
दस्त क्र. २२४/२०१५
२२३०

क्र. जमीन/१/विरो/एसआर/०८/२०१२
जिल्हाधिकारी यांचे कार्यालय
जळगांव, दि. ०१.०६.२०१२

आ दे श

१. मॉजे जळगांव ता. जि. जळगांव येथील सि. नं. २७०६/१अ चे क्षेत्र ३५३२.०० चौ.मी. व २७०६/१ब चे क्षेत्र ४४८९.२० चौ.मी. चे अशी एकुलत क्षेत्रास ८०२१.२० चौ.मी. क्षेत्रफळाची जमीन श्री. सतिपकुमार परमानंद शर्मा व इतर यांच्या सामाईक मालकीच्या असून त्यांना वरिलप्रमाणे ८०२१.२० चौ.मी. इतकी जमीन रहिवास प्रयोजनासाठी उपयोगात आणण्याकरिता परवानगी आदेश मिळावे म्हणून अर्ज केला आहे.

२. या अर्जासोबत चोकरा केली असता पुढील गोष्टी आढळून आल्या आहेत.

१) सदर जमिन भूमी संपादनासाठी नसून कोणत्याही सरकारी किंवा सार्वजनिक प्रयोजनासाठी नजिकच्या भविष्यकाळात ती संपादन केली जाण्याचा संभव नाही.

२) सदर जमीन विकास योजनेमध्ये कोणत्याही विशिष्ट प्रयोजनासाठी राखून ठेवण्यात आलेली नाही आणि रहिवास या प्रयोजनासाठी वापरण्यासंबंधी नियोजन प्राधिकरण या नात्याने महानगरपालिका याची कोणतीही हरकत नाही.

३) गार शेतकी परवानगी पत्राचा फायदा घेण्यापूर्वी सक्षम प्राधिका-यांकडून सिमा आखणी मंजूर करून घ्याव्यात याची.

४) पररचना जळगांव शहर महानगरपालिका विभागाने यथोचितरित्या मंजूर केल्यानंतर अर्जदाराने आखणी नकाशा सादर केला आहे.

अर्जदाराने सादर केलेला आखणी नकाशा व इमारतीचा नकाशा, महाराष्ट्र जमिन महसूल (जमीनीच्या वापरात बदल व विंगर शेतकी आकारणी) नियमावली, १९६९ यांत जोडलेली दुसरी व तिसरी अनुसूचि यातील तरतुदी सुसंगत आहे.

५) अर्जदाराने स्टेट बँक शाखा, जळगांव येथे दिनांक २५.०५.२०१२ रोजी चलन क्र. ४३६७ अन्वये विनशेती रु. २९,५६९/- रुपांतरित कर रु. ९,०७,८०५/- चलन क्र. २० दि. २५.०५.२०१२ अन्वये मोजणी रु. २६,०००/- अशी एकुलत रु. १,५५,३६६/- सरकारी खजिन्यात जमा केलेली आहे.

६) पररचनेतच्या समप्रदेशाचा विकास करण्यासंबंधीच्या नियमाद्वारे चातलेले निबंध व विहीत केलेली बांधकाम विषयक नियंत्रणे यांचे अर्जदाराने पालन केले आहे.

७) अर्जदाराने ज्या शतीवर विंगर शेतकी परवानगी घेण्यात येईल, त्या शती आपल्यावर बंधनकारक ठरेल असे त्याने कबूल केले आहे.

८) कोणतेही मुद्दे विचारात घेता, अर्जदाराने याप्रकरणी मागितलेली विंगरशेतकी परवानगी पत्र ह्यास देण्यास काहीच हरकत दिसत नाही.

यास्तव मी, जिल्हाधिकारी जळगांव महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये प्राप्त झालेल्या अधिकारानुसार श्री. सतिपकुमार परमानंद शर्मा व इतर यांच्या मालकीची मॉजे जळगांव ता. जि. जळगांव येथील सि. नं. २७०६/१अ चे क्षेत्र ३५३२.०० चौ.मी. व २७०६/१ब चे क्षेत्र ४४८९.२० चौ.मी. चे अशी एकुलत क्षेत्रास ८०२१.२० चौ.मी. चौ.मी. क्षेत्रास रहिवास प्रयोजनासाठी वापरण्याकरिता पुढील शर्तीवर विंगरशेतकी परवानगी पत्र देत आहे.

अटी / शर्ती

१) दिलेली परवानगी ही रहिवास ह्या आश्रित केल्या जाणाऱ्या सार्वजनिक वापरासाठी आहे.

२) अधिन्यासातील सर्व भूखंड व रहिवासी वापरासाठी वापरण्यात यावेत.

३) परवानगी दिल्याची परवानगी, जमिन महसूल अधिनियम व त्या शाहीन नियमावलीत नमूद नियम मोडत

राहून देण्यात येत आहे.

४) अभिन्यासातील सर्व भूखंड प्रत्यक्ष जागेवर भूमि अभिलेख विभागातर्फे सिमांकीत करण्यात यावेत व सदर सिमांकीत अभिन्यासात महानगरपालिका यांची मजुरी घ्यावी.

५) कुठलाही भूखंड पुढे सक्षम अधिका-याच्या पूर्व परवानगीशिवाय विभागण्यात येवू नये.

६) विषयांकीत अभिन्यासाखालील क्षेत्राकरिता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम १२४-ए अन्वये आकारलेला विकास शुल्क महानगरपालिका जळगाव कडे भरणे आवश्यक राहिल.

७) अभिन्यास नकाशात दर्शविलेले रस्ते/गटारी महानगरपालिकेचे निर्देशाप्रमाणे तयार करणे महानगरपालिकेच्या ताब्यात पुढील देखावासाठी हस्तांतरित करावेत.

८) वर उल्लेखिलेले अभिन्यासातील रस्ते/गटारी प्रत्यक्ष जागेवर तयार केल्याशिवाय व ते स्थानिक प्राधिकरणाच्या ताब्यात दिल्याशिवाय कुठलाही भूखंड विकण्यात येवू नये.

९) विकास नियंत्रण नियमावलीतील तरतुदीनुसार अभिन्यासातील खुल्या जागा व रस्ते महानगरपालिकेकडे मानमात्र रु.१/- च्या शुल्कावर हस्तांतरित करावेत.

१०) अभिन्यासातील सर्व रस्ते, सभोवतालच्या जमीन मालकांना, जर ते त्यांची जमीन विकतील करणा असतील तर पोहोच रस्त्यासाठी वापर देण्यात यावी.

११) अभिन्यासातील भूखंडांना पाणी पुरवठा करणेची जबाबदारी जागा मालकांची असून याची लागण पाण्याचे निच-याची सुध्दा योग्य ती व्यवस्था करावयाची आहे.

१२) सदरहू जागेतील सुध्दा अस्तित्वात असलेली झाडे विना परवानगीने तोडू नये. वरवी झाडे खुल्या जागेत झाडे लावण्यात यावी.

१३) सदरहू जागेत जर उच्चदाब विद्युत वाहीनी अस्तित्वात असले तर ती जागा मालकांनीच जमनीत अभिन्यासातील रस्त्यानुसार स्थानांतरित करून घ्यावी.

१४) जागा महानगर पालिकेने पत्र क्र.मनपा/नर/०१३०, दि.२९.१२.२०१० अन्वये मजुरी दिलेल्या जागेतील सर्व अटी व शर्ती अर्जदारांस बंधनकारक राहतील.

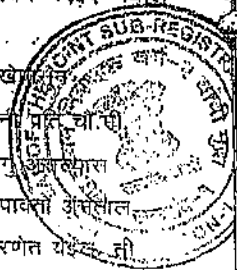
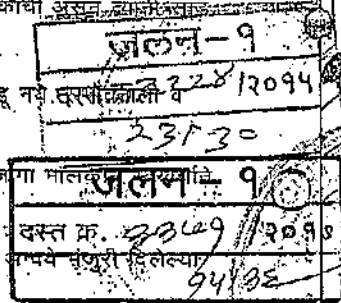
१५) जागेवराने प्रस्तुतच्या जमिनीत सदरच्या आदेशाप्रमाणे एक वर्षाचे आत विनशेतीचा वापर सुरू करावा, अन्यथा सदरची परवानगी आपोआप रद्द समजणेत येईल.

१६) महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ मधील परिशिष्ट २ मध्ये नमूद केलेल्या बांधकामाच्या नियमांचे पालन करावे.

१७) प्रश्नाधिने जमिनीचा ज्या तारखेपासून विनशेतीचा वापर सुरू केलेला आहे त्या तारखेपासून ५९५३.३९ चौ.मी. रहिवस वापराच्या क्षेत्रातील प्रतिवर्षी भूधारक/भूखंडधारक यांनी प्रति चौ.मी. ला.रु. ३.६८८ पेसे या दराने विनशेती सारा भरावा. तसेच विनशेतीसाम्यावर लागू झालेला स्थानिक जपकर भरावा लागेल. सदरचा विनशेती दर हा सुधारित दर लागू होईपर्यंत असतील राहिल त्यानंतर दरात काही सुधारणा झाल्यास सुधारित दराप्रमाणे आकारणी करणेत येईल. पूर्वलक्षी प्रभावाने करणेत येईल.

१८) आदेशात नमूद केलेले क्षेत्राची अकृषिक आकारणी प्रत्यक्षात मोजणी झाल्यानंतर त्याप्रमाणे बदलणेस पात्र राहिल.

१९) अर्जदारांनी प्रश्नाधिने विनशेतीचा वापर सुरू केलेपासून ३० दिवसांचे आत याबाबत संबंधित तालाठी यांचेमार्फत तहसीलदार, जळगाव यांना कळवावे तसे न केल्यास महाराष्ट्र जमिन महसूल



2276
38142

नमन्याते. सनंद. विनयती।
दस्त क्र ३३८७१ / २०१७
०६१०.१० चौ.मी. ५५३६

२२) मंजूर विकास योजनेतील तरतुदींच्या अनुषंगाने अभिन्यास मंजूर करण्यास नियोजन प्राधिकरण म्हणुन महानगरपालिका सक्षम प्राधिकरण आहे. जवळपास शहर महानगरपालिकेचे रहिवास प्रयोजनार्थ अभिन्यास मंजूर केलेला असुन शिफारस केलेली आहे. तथापि, भविष्यात जागेवरिल आरक्षण अथवा अधिकृत वापरासंदर्भित मंजूर विकास योजनेतील तरतुदींच्या अनुषंगाने काही विसंगती आढळल्यास अथवा काही तांत्रिक अडथळ्या निर्माण झाल्यास त्यास महानगरपालिका सक्षम जायवसार राहील.

जि.सं. - १
००३२२२४/२०१५
कल नये. २४/३०

२५) लगतच्या भूखंडातील रेखांकनातील रस्त्याशी वा रेखांकनातील रस्ते, जुळवून घ्यावेत.

स्वाक्षरीत/-
(जा.स.राजुरंकर)
जिल्हाधिकारी जळगांव

६०) वस्तिनी, कुठल्याही अटी / शर्तीने भिंग आल्याने पारवानगी रद्द करण्यात येईल.

२/- सदर आदेशाचा अमल ता. ११.२.२०१७ मध्ये घेण्यात यावा. अर्जादाराकडून विहीत नमुन्यास सनद सोपवत करून घ्यावी. सनदेंत आदेशातील सर्व अटी समाविष्ट कराव्यात.

सहायक संचालक नगरपालिका कार्यालय / जनकपुर

जिद्वन्निहारी जलगाय करिता.

माहस रज
च्या आदेशान्वये
दि. २०/०९/१८

नगर मृगापन अधिकारी
जळगाव.

नोटिस रज
च्या आदेशान्वये
दि. २०/०९/१८

एकनिष्ठरजानी

१३८८९ : २७/०९/१२ एकात्मक रजानी आदेश २००६/१२
मौ.र.नं. २८/१२ व एकदिवस दफतरी आदेश २००६/१२
दिनांक २७/०९/१२ अन्वये २००६/१२ व ही मिळकत २००६/१२
२००६/१२ मृगापन रजानी फेहे सचन साहीद-
कडगावमधील रजानी वार फेही व २००६/१२
ही मिळकत पत्रिका नं.२११ केडी.एच.सि.

२००६/१२

विशेषी आदेशान्वये
विशेषी मोजणीने नोंद घ्यावी अशीपत्रानुसार
परमानंद मजरी यांचा दि.०८/०६/१२ अर्ज मा.
मिनाधिकारी जळगाव येथे कडील क.मोजनी/१/बि.
मो.र.स. आ.प.०८/०६/१२ जळगाव दि.१/०६/१२
आन्वये विनमोती झालेले मा.आयुक्त महाराष्ट्र
जळगाव येथे कडील ०९३० दिनांक २०/०६/१२
रेजी मंत्रुर फोफा/मिनास नं.सह.नैयाहक
जळगाव जळगाव येथे कडील विनायाक
आ.क.नं.२/१२/१२ दिनांक ०८/०९/१२ अन्वये
पत्रिका नं.२८/१२ रेजी केलेल्या मोजणी मा.
विनमोती दि.०९/०९/१२ रेजी केलेल्या मोजणी मा.
नं.क.क. जळगाव येथे कडील मोजणी क.
नं.क.विनमोती मोजनी नं.०८/०८/१२ जळगाव दि.२०/०६/१२
आन्वये मिनास नं.२०/०६/१२ व २००६/१२
प्रथि लुणआ.पु.ते २३ व रेस्ता व रेडी
आगा असा असा मिळकत पत्रिका उघड्या

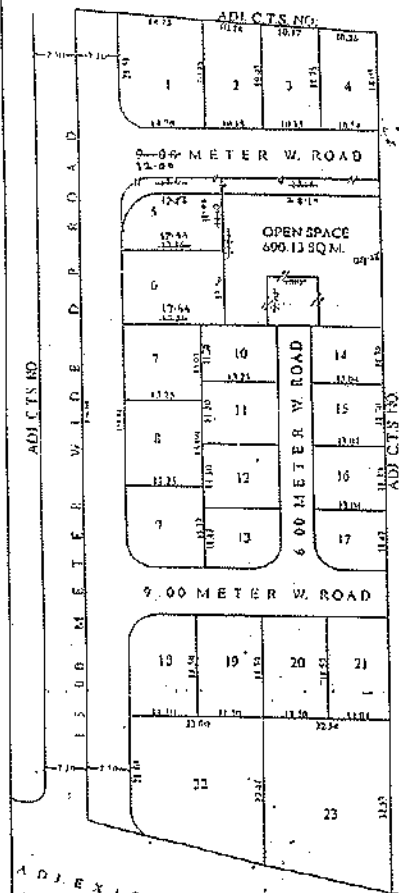


जलन-१
दस्ता क्र. ३९७९/२०१८
१८/१८

नगर मृगापन अधिकारी
जळगाव.



DEMARCATED RESIDENTIAL LAYOUT PLAN OF
C.T.S. NO. 2706/1A+1B (S.NO.299) AT JALGAON,
TAL.-JALGAON, DIST.-JALGAON



ADJ. EXISTING 24.00 M. WIDE ROAD



LAYOUT PLAN 1:500



SITE PLAN
1:1000



Finally Approved
अंतिम मंजूरी



2296/2009
36/192

जलन - 9
मं. क्र. 3549/2090
258E

AREA OF C.T. NO. 2706/1A 4489.20 SQ.M.
AREA OF C.T. NO. 2706/1B 1312.00 SQ.M.
AREA OF 15.00 M. W.D.P. ROAD 8021.00 SQ.M.
AREA UNDER LAYOUT 1133.00 SQ.M.
AREA UNDER PLOTS 6886.20 SQ.M.
AREA UNDER OPENS SPACE 600.13 SQ.M.
AREA UNDER ROADS 1007.11 SQ.M.

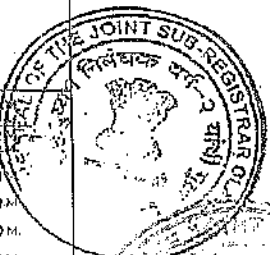
P.NO.	ROAD CURVE	AREA	P.NO.	ROAD CURVE	AREA	P.NO.	ROAD CURVE	AREA
1	8.22	204.23	9	8.22	125.43	17	3.14	140.43
2		201.33	10		142.73	18	8.22	204.53
3		192.11	11		142.73	19		222.73
4		124.12	12		142.73	20		212.73
5	3.22	204.23	13	3.14	142.73	21		204.24
6		254.23	14		142.73	22	21.22	310.34
7		162.73	15		142.73	23		621.39
8		102.73	16		142.73			514.50

OWNER

ENGINEER

[Signature]

Chandrabhan Vignatic
Consulting Engineer
C-10, Sector 4, Gurgaon
Haryana-122001



जलन
22/10/2012
36142



जळगाव शहर महानगरपालिका

दस्तावेज क्र. २२२२२६९/६२/६३/६४/६५ फॅक्स : (०२५९) २२२२२६०

जलन - १
दिनांक २२/१०/२०१०
२२/१०/२०१२

भूमि-अभिन्यास परवानगी प्रमाणपत्र

संदर्भ क्र.म.न.पा./न.र./०९९२

दिनांक : २९/१२/२०१४

जळगाव शिवाय सर्व्हे नंबर/ग्रह नंबर २९९, मिस.ने. २००६/१३-१९ मधील
श्री/श्रीमती कुसेरा शामराव पयिके व संतराबाई यांचे ज.मु. श्री. दत्तप्रीतिसिधुपुत्र यांनी
अर्जित/इंजिनिअर श्री चंद्रकांत विमल यांचे मार्फत सादर केलेल्या प्रस्तावीत/सम्रतीत भूमिअभिन्यासास
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये, खालील अटी व शर्तीस अधीन राहून रहिवासासाठी/
साठी सन्मुखी मंजूरी देण्यात येत आहे.

अटी व शर्ती

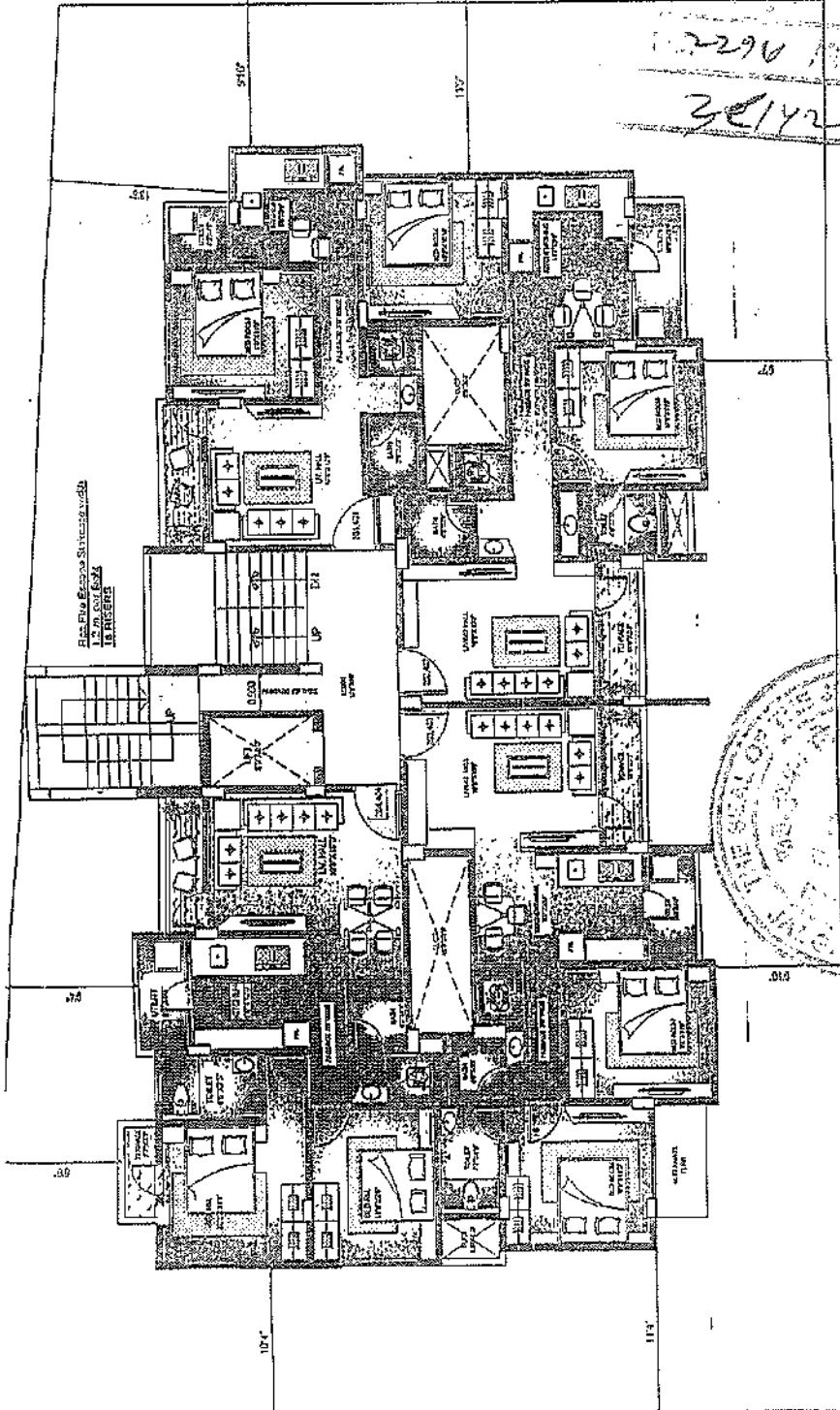
- १) अभिन्यासातील सर्व भूखंड-रहियासाठी/ साठी वापरणेत यावेत.
- २) सदर अभिन्यासास जमीन महसूल कलम ४४ अन्वये मं.जिल्हाधिकारी यांचेकडून विनशेती परवानगी घेतल्यानंतर सिमांकीत भूमी अभिन्यास हा जिल्हा भूमी निरीक्षक अथवा नगरभुमापन अधिकारी यांचेकडून मोजणी करून सिमांकीत नकाशा सादर करावा.
- ३) अभिन्यासातील कोणताही भूखंड महानगरपालिकेच्या पुर्व परवानगीशिवाय विभागण्यात येऊ नये.
- ४) सदर जमिनीतील सध्या अस्तित्वात असलेली झाडे विना परवानगीने तोडू नयेत व भूमी अभिन्यासातील रस्त्याच्या बाजूने अशोक, निंब, इ. झाडे लावावेत.
- ५) प्रस्तावीत भूमि अभिन्यासातील खुली जागा चा विकास करून उक्त जागा पुढील देखभालासाठी महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल.
- ६) सदर जमिनीत जर उच्चदाब याहिनी अस्तित्वात असल्यास तर ती घिघुत याहिनी मालकाने स्वखर्चाने अभिन्यासातील रस्त्याच्या बाजूने यळवून घ्यावी.
- ७) सदर जमिनीत जर नाला असेल तर त्याचा नैसर्गिक प्रवाह बंद करू नये.
- ८) सदर अभिन्यासात विनशेती घेणेपूर्वी मालकी हक्काबाबत सक्षम अधिकाऱ्याकडून खात्री करून घेणे आवश्यक आहे.
- ९) मालकी हक्काच्या कुठल्याही वादासंदर्भात महानगरपालिका जबाबदार राहणार नाही.
- १०) महानगरपालिकेच्या शहर अभियंता यांचे मार्गदर्शनाखाली भूमि अभिन्यासातील दर्शविलेल्या रस्ते गटारी विकसीत करून व इलेक्ट्रिक पोल उभारून (कॅन्व्हाटरसह) ते विनामुल्य महानगरपालिकेच्या ताब्यात देण्यात यावे, तसेच अभिन्यासातील विकास योजना रस्त्याखालील क्षेत्र महानगरपालिकेच्या ताब्यात विकसीत करून विनामुल्य हस्तांतरीत करण्यात यावे.
- ११) रोड लेव्हलपेक्षा खालील असलेला भूखंड व रस्ता स्वखर्चाने करून घ्यावा लागेल.
- १२) वरील अटी व शर्तीचे काटेकोरपणे पालन न केल्यास महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे तरतुदीनुसार व मुंबई प्रांतीय अधिनियम १९४९ मधील तरतुदीनुसार होणाऱ्या कायदेशीर कार्यवाहीस पात्र राहाल.
- १३) सम पत्र क्र. ७१२/०९९२ दिनांक २९/१२/२०१४ चे सोबत असलेले प्रस्तावित नकाशातील हि.र.म.न.पा. रंगाने दर्शविल्या दुकसक्या आपणावर बंधनकारक राहिलीत.



ज.मु. श्री. दत्तप्रीतिसिधुपुत्र

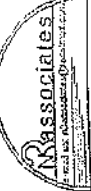
प्रत माहितीसाठी

- १) श्री. कुसेरा शामराव पयिके व संतराबाई यांचे, जळगाव
- २) मा.जिल्हाधिकारी साहेब, जळगाव
- ३) मा.सहायक संचालक, नगररचना, जळगाव
- ४) नगर भुमापन अधिकारी जिल्हा भूमी निरीक्षण अगिलेखा जळगाव
- ५) शिवाय, जळगाव

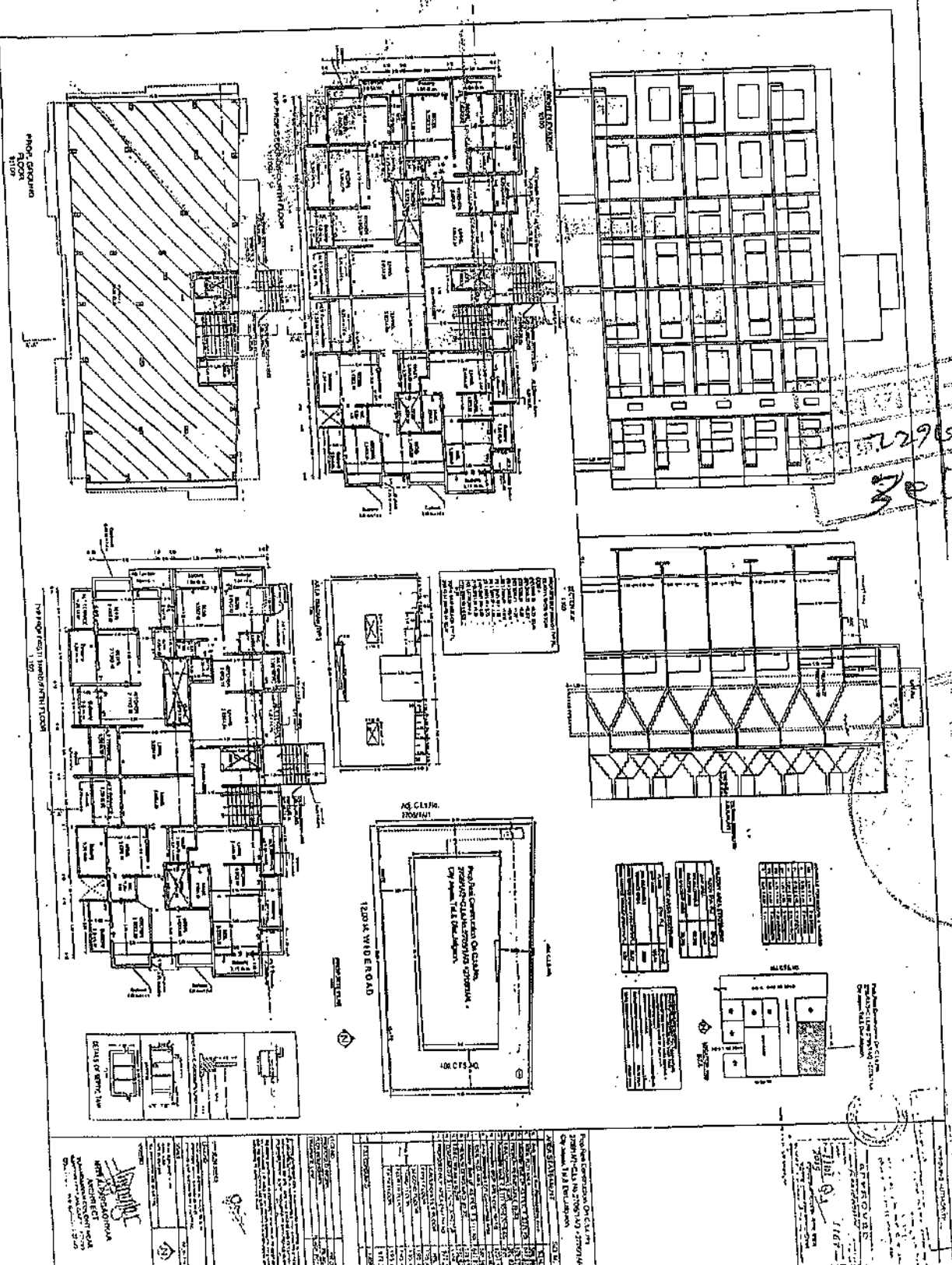


FLAT NO.	SAP AREA SQ.M.	LB
201.401.	46.29	8.0
202.402.	72.02	13
203.403.	67.76	13
204.404.	70.95	13.40
TOTAL AREA SQ.M.		505
		917
		871
		506

..... 12.00 M. WIDE ROAD.....

	ARCHITECT	PRESENTATION	PLAN OF "MANAS ASHA" ON C.T.S.NO.2706/1A+1B (S.NO.299) AT JALGAON
	NITIN PARGAONKAR 25 Haldar Colony, Near Ganga App Jalgaon 362252 942278-164	SECOND/FOURTH FLOOR	

9
 2296/2090
 3042



1167
 1167
 1167

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...
51	...	...	...	...	...
52	...	...	...	...	...
53	...	...	...	...	...
54	...	...	...	...	...
55	...	...	...	...	...
56	...	...	...	...	...
57	...	...	...	...	...
58	...	...	...	...	...
59	...	...	...	...	...
60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
67	...	...	...	...	...
68	...	...	...	...	...
69	...	...	...	...	...
70	...	...	...	...	...
71	...	...	...	...	...
72	...	...	...	...	...
73	...	...	...	...	...
74	...	...	...	...	...
75	...	...	...	...	...
76	...	...	...	...	...
77	...	...	...	...	...
78	...	...	...	...	...
79	...	...	...	...	...
80	...	...	...	...	...
81	...	...	...	...	...
82	...	...	...	...	...
83	...	...	...	...	...
84	...	...	...	...	...
85	...	...	...	...	...
86	...	...	...	...	...
87	...	...	...	...	...
88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	...
91	...	...	...	...	...
92	...	...	...	...	...
93	...	...	...	...	...
94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...



**MUNICIPAL CORPORATION
OF THE CITY OF JALGAON**

TEL.: 2222261, 62, 63, 64, 65 FAX : 0257-2222260

**SANCTION OF BUILDING
PERMIT & COMMENCEMENT
CERTIFICATE**

No.T.P./B.P.J 1167-

Date: 11/01/2019

To,

Mancus Developers Partner

Shri-Rajesh Shantilal Jain Jalgaon

Subject:- Sanction of Building Permit & Commencement Certificate in Plot No. 2134/242
of C.T.S.No./G.No./S.No. 299 C.T.S. 2706/1A - of Jalgaon Shivar.

Reference: Your Application & Plan Inward No. TP/0811- Dated 30/08/2018

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. of 1966) of carry out development work and building permits under section 253 of the Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, LIX of 1949) to Build G.F. Park + F.F. + S.F. + T.F. + Fourth Fl + Fifth Fl. Road

Total Builtup Area Commercial () + Residention (977.20 m²) = Total 977.20 m²
per plan duly amended in green subject to following conditions.

CONDITIONS:

- 1) The land vacated in consequence of enforcement of set-back rule shall form part of public street and other construction other than as allowed in bye-laws is not permissible in marginal spaces.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under Sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) Commencement Certificate and Building Permit 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 provision laid down in Maharashtra Regional & Town Planning Act, 1966 and under Bombay Provincial 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 and the owner should commence the work within seven days from the date of receipt of such a notice by authority.
[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 appropriate sections of Maharashtra Land Revenue Code 1965 Bombay Highway Act, 1955.)]
- 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 further construction work.
- 8) All sanitary requirement shall be completed as stipulated in Development Control Rules.
- 9) Trees like neem, ashoka, neelgiri should be planted around the building in the open space other plot distance between two trees shall be near about 3.0 M. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of tree Act, 1975.
- 10) Necessary arrangement for rain water harvesting shall be done.
- 11) The Construction work should be strictly carried out in accordance with the sanctioned plan enclosed here-with.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material 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.
- 14) All the condition should be strictly observed and breach of any of the condition will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 Bombay Provincial Municipal Corporation Act, 1949.

No. TP/B.P. 1167-

Date: 11/01/2019

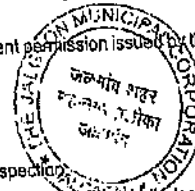
- 15) Jalgaon City Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant colony / society etc. on their own accord as per the specifications of J.C.M.C. Applicant should make necessary arrangement for water supply. Similarly street light will not be provided by Municipal Corporation till Electric supply mains of M.S.E.B. is available at site.
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) a) N.A Order No. S.R./08/2012 - Dated: 01/06/2012 submitted with the application.
b) N.A Order for Residential / Commercial / Industrial / Education Purpose is essential and submitted one copy to J.C.M.C. before commencing the work.
- 18) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.
- 19) a) Rs. 108218+8835 - is paid for development charges elt & water line charges w.r.to the proposed Construction on Plot No. 2+3+4 - to Jalgaon Shivar vide C.I.S. No./G.No./S.No. 299 C.T.S. 2706/1A, 2+3+4. of Receipt No. 519 - dated 03/01/2019 -
b) Rs. _____ is paid for development charges w.r. to the proposed land development vide R. No. / B. No. _____ Dated: _____
- 20) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of J.C.M.C. & NOC shall be produced before occupation certificate.
- 21) a) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating followings details.
i) Name and Address of the owner / developer, Architect Engineer and contractor.
ii) Survey No. / Gat No. / City Survey Number / Ward No. of land under reference along with description of its boundaries.
iii) Order number and date of grant of development permission redevelopment permission issued by the Planning Authority or any other authority.
iv) F.S.I. permitted.
v) Number of Residential/Commercial flats with their areas.
vi) 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 21 a) above shall also be published in widely circulated newspapers one of which should be regional language.
- 22) Proper arrangement in consultation with Telecom Dept. and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.
- 23) Before commencing the work, plot/land u/r should be demarcated from Appropriate Authority.
- 24) Attested copy of city survey map as per site should be submitted with the application form of completion certificate.
- 25) The owner/Licensed Architect/Engineer/Supervisor-1/Supervisor-II will be held personally responsible, if any incorrect, wrong, misleading data/ information is produced & the action will taken against him as per prescribed Act. and building permission will be assumed cancelled/revoked.
- 26) The construction work should be carried out under the supervision of Licensed Structural Engineer.
- 27) The owner should provide, the, parking facility within his own premises.
- 28) J.C.M.C. should not be responsible for any ownership dispute arisen in future.
- 29) As per circular No. F.A.R. 102004 160/L.No./New-20 Dt. 27/02/2004, fly ash generated from Thermal power station used in construction material like bricks, blacks, tiles etc. should be used in construction.
- 30) As per maharashtra State Govt. order No. DCR/1094/2829/UD-11 Mantralaya, Mumbai Dated - 18/11/2004, Solar Pretest water Heating system As per I.S. specification confirming to I.S. 12933 shall be installed on building.

31. As Per Fire Officer Letter No. 159/2018-19 Dt. 07/01/2019.
Conditions should be followed.

32. Balcony shall not be Enclosed.

Assistant Director of Townplanning / Commissioner
Jalgaon City Municipal Corporation, Jalgaon

2296/2019
89/42



2216
82/42

 MUNICIPAL CORPORATION OF THE CITY OF JALGAON PH : 2222261, 62, 63, 64, 65 FAX : (0257) 2222261		SANCTION OF BUILDING PERMIT & COMMENCEMENT CERTIFICATE
--	---	---

No.: T.P.B.P.11458-

Date: 16/02/2022

To,

Manas Developers Partner

Shri. Rajesh Shantilal Jain, Jalgaon.

Subject :- Sanction of Building Permit & Commencement Certificate in Plot No. 2+3+4 -
of C.T.S. No. 16, 18, 19, 20. 299 - C.T.S. 2706/1A of Jalgaon Shivar.

Reference : Your Application & Plan Inward No. T.P. 1084 - Dated 29/10/2021

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. of 1966) of carry out development work and building permits under section 253 of the Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, LIX of 1949) to erect Building of Prop. Sixth Floor Residential purpose:
Total Builtup Area Commercial () + Residential (287.71 m²) = Total 287.71 m² as per plan duly amended in green subject to following conditions.

CONDITIONS :

1. The land vacated in consequence of enforcement of set-back rule shall form part of public street and other construction other than as allowed in bye-laws is not permissible in marginal spaces.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under Sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
3. Commencement Certificate and Building Permit 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 provision laid down in Maharashtra Regional & Town Planning Act, 1966 and under Bombay Provincial 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 and the owner should commence the work within seven days from the date of receipt of such a notice by authority.
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 appropriate sections of Maharashtra Land Revenue Code 1955 Bombay Highway Act, 1955.]
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 further construction work.
8. All sanitary requirement shall be completed as stipulated in Development Control Rules.
9. Trees like neem, ashoka, neelgiri should be planted around the building in the open space other plot distance between two trees shall be near about 3.0 M. Completion certificate shall not be granted if trees are not planted in the plot as provide under section 19 of the Preservation of tree Act, 1975.
10. Necessary arrangement for rain water harvesting shall be done.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
12. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
13. Stacking of building material debris on public road is strictly prohibited. If building material 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.
14. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 Bombay Provincial Municipal Corporation Act, 1949.

No. T.P./B.P./1658—

Date: 16/02/2022

- 15) Jalgaon City Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant colony / society etc. on their own accord as per the specifications of J.C.M.C. Applicant should make necessary arrangement for water supply. Similarly street light will not be provided by Municipal Corporation till Electric supply mains of M.S.E.B. is available at site.
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) a) N.A Order No. S.R./08/2012— Dated: 01/06/2012 submitted with the application.
b) N.A Order for Residential / Commercial / Industrial / Education Purpose is essential and submitted one copy to J.C.M.C. before commencing the work.
- 18) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.
- 19) a) Rs. 33375— Is paid for development charges eit & water line charges w.r.to the proposed Construction on Plot No. 2+3+4— to Jalgaon Shivavide
C.T.S. No./G.No./S.No. 299— C.T.S. 2706/1A/3+2706/1A/4—
Receipt No. 11424— dated 27/12/2021.
b) Rs. — Is paid for development charges w.r. to the proposed land development vide 33172
R. No./B. No. — Dated: —
- 20) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of J.C.M.C. & NOC shall be produced before occupation certificate.
- 21) a) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating followings details.
i) Name and Address of the owner / developer, Architect Engineer and contractor.
ii) Survey No. / Gat No./City Survey Number/Ward No. of land under reference along with description of its boundaries.
iii) Order number and date of grant of development permission redevelopment permission issued by the Planning Authority or any other authority.
iv) F.S.I. permitted.
v) Number of Residential/Commercial flats with their areas.
vi) 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 21 a) above shall also be published in widely circulated newspapers one of which should be regional language.
- 22) Proper arrangement in consultation with Telecom Dept. and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.
- 23) Before commencing the work, plot/land u/r should be demarcated from Appropriate Authority.
- 24) Attested copy of city survey map as per site should be submitted with the application from of completion certificate.
- 25) The owner/Licensed Architect/Engineer/Supervisor-I/Supervisor-II will be held personally responsible, if any incorrect, wrong, misleading data/ information is produced & the action will taken against him as per prescribed Act. and building permission will be assumed cancelled/ revoked.
- 26) The construction work should be carried out under the supervision of Licensed Structural Engineer.
- 27) The owner should provide, the, parking facility within his own premises.
- 28) J.C.M.C. should not be responsible for any ownership dispute arisen in future.
- 29) As per circular No. F.A.R. 102004 160/L.No./New-20 Dt. 27/02/2004, fly ash generated from Thermal power station used in construction material like bricks, blocks, tiles etc. should be used in construction.
- 30) As per maharashtra State Govt. order No. DCR/1094/2829/UD-11 Mantralaya, Mumbai Dated - 18/11/2004, Solar Preheated water Heating system As per I.S. specification confirming to I.S. 12933 shall be installed on building.

नियम-जमीनीत पाणी मुळे कापी शोधवडु करणे व वास्तविक आहे.

(Signature)
Assistant Director of Townplanning & Commissioner
Jalgaon City Municipal Corporation, Jalgaon



(1974 - 2014)

**Municipal Corporation of the
City of Jalgaon**

Phone - (0257) 2222261, 62, 63, 64, 65

**SUB-DIVISION/
AMALGAMATION**

ORDER

No.: TP/SUB./AMAL/TP/ 2132 -

Date 21/03/2018

To,

Name Shri. Rajesh Shantilal Jain.

Subject- Sub-Division/Amalgamation of Plot No. 2+3+4

S.No./CTS.No./Gat.No. 299 [2706/1A+1B] of Jalgaon shiwar

Ref. TP/0970 Acde-14111/2017-

The Sub-Division/Amalgamation of Plot No. 2+3+4

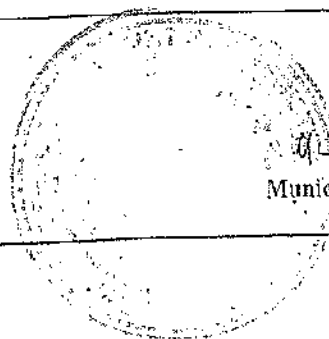
in S.No./CTS.No./Gat.No. 299 [2706/1A+1B] of Jalgaon

shiwar owned by Shri/Smt. Rajesh Shantilal Jain. others

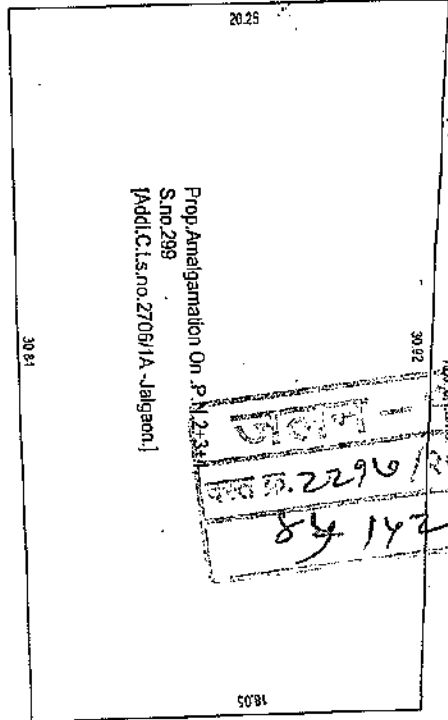
Jalgaon is hereby given Subdivision / Amalgamation permission certificate as per under section 44 & 45 of M.R.T.P. Act, 1966 and as per Building bye-laws & development control rules of bye laws No. 6.2.5- & 14.1.1 to 14.4.2.3

For residential purpose subject to the following conditions

- 1) The plot should not be subdivided below prescribed standard without no objection permission of Municipal Corporation of the City of Jalgaon.
- 2) All plot should be correctly observed for the development of plot roads & proposal if any.
- 3) No plot should be used for any purpose other than the residential purpose.
- 4) If applicant contrivances any of the forgoing conditions, the applicant shall be liable for such consequences as are contemplated in Bombay Provincial Act 1949 thereunder.
- 5) You should demarcate all plots and road on sit from appropriate authority within 30 days from the date of this order & get finally demarcated layout approved from Corporation and no plot should be disposed before this things completed.
- 6) Permission for construction should be obtained from Municipal Corporation of the City of Jalgaon before commencing any work in plot.
- 7) Separate 7/12 extract as per subdivision should be submitted to corporation within 6 months from the date of this order.


Assistant Director of Town Planning
Jalgaon
Municipal Corporation of the City of Jalgaon

ADJ. PLOT NO. 1



ADJ. C.T.S. NO.

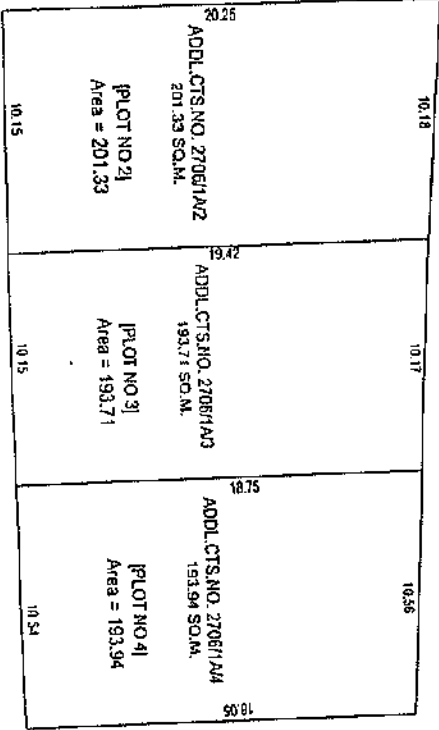
12.00 M. WIDE ROAD

PROP. AMALGAMATION PLAN

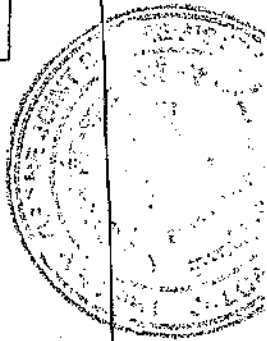
1:200

ADJ. C.T.S. NO.

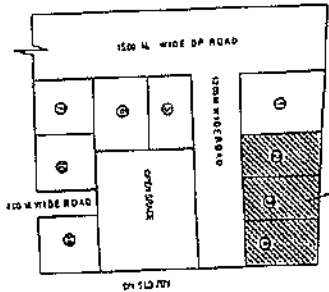
ADJ. PLOT NO. 1



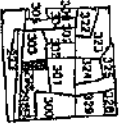
ADJ. C.T.S. NO.



Prop. Amalgamation On P.N.2-3+4, S.No.299 [Addl.C.T.S.no.2706/1A+1B-Jalgaon]



LOCATION P-20



KEY PLAN
1:10000



APPROVING AUTHORITY



For: Prop. Amalgamation
On: 2706/1A+1B
C.T.S. No: 2706/1A+1B
Date: 21/03/2018
By: 21/03/2018
21/03/2018
Municipal Corporation of the city of Jalgaon

Prop. Amalgamation On P.No.2+3+4, S.No.299, Jalgaon, Tal. & Dist. Jalgaon. [Addl. Cts. no. 2706/1A+1B - Jalgaon.]

AREA STATEMENT (as per C.T.S. Record)
AREA OF C.T.S. NO. 2706/1A/2 = 201.33 SQ.M.
AREA OF C.T.S. NO. 2706/1A/3 = 193.71 SQ.M.
AREA OF C.T.S. NO. 2706/1A/4 = 193.94 SQ.M.
AREA OF C.T.S. NO. 2706/1A/5 = 193.94 SQ.M.
AREA STATEMENT (as per Lay Out)
AREA OF P.NO.2 = 201.33 SQ.M.
AREA OF P.NO.3 = 193.71 SQ.M.
AREA OF P.NO.4 = 193.94 SQ.M.
AREA OF P.NO.5 = 193.94 SQ.M.

OWNER

ARCHITECT

NITIN A. PARAGAWKAR
ARCHITECT

Mr. Rajesh Shantel Jain

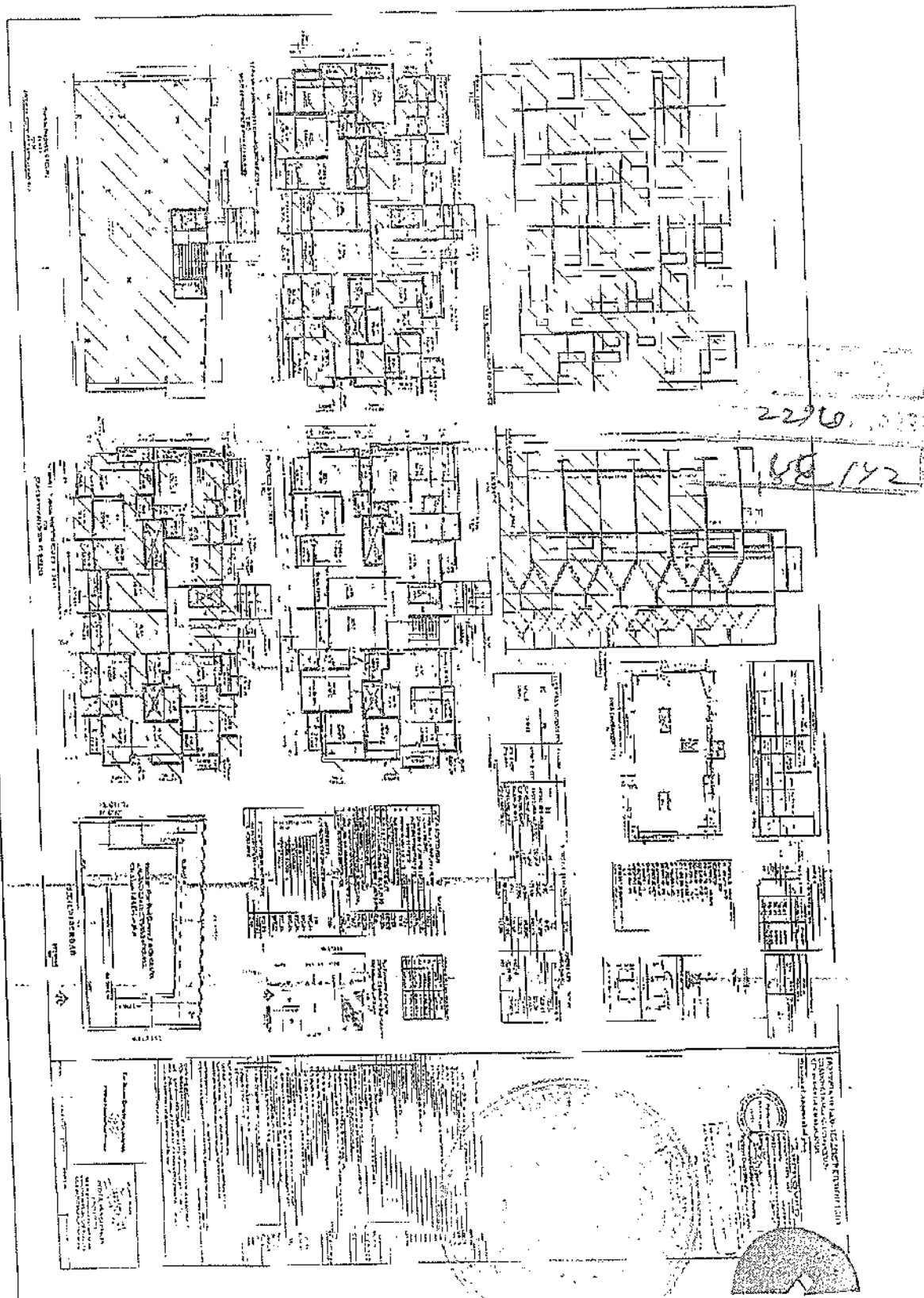
35, NANDANVAH COLONY REAR
GAIGORI APPT. JALGAON - 428004
CELL 942277494 - CA 7001-27455



EXISTING PLAN
1:200

12.00 M. WIDE ROAD

ALL DIMENSIONS ARE IN METER





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

(See rule 6(a))

2296
56/12

This registration is granted under section 5 of the Act to the following project under project registration number :
P49900020416

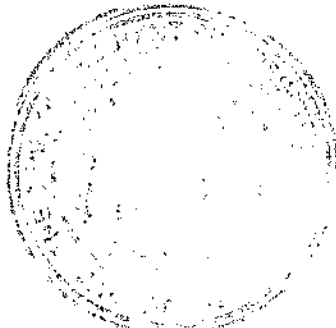
Project: Manas Aaradhya Apartment, Plot Bearing / CTS / Survey / Final Plot No.: Plot No 2 plus 3 plus 4 of CTS No 2706/1A at Jalgaon (M Corp.), Jalgaon, Jalgaon, 425001;

1. Manas Developers having its registered office / principal place of business at Tehsil: Jalgaon, District: Jalgaon, Pin: 425001.
2. This registration is granted subject to the following conditions, namely:-
 - ♦ The promoter shall enter into an agreement for sale with the allottees;
 - ♦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ♦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - ♦ The Registration shall be valid for a period commencing from 09/04/2019 and ending with 31/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ♦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ♦ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasantrao Premchand Prabhu
(Secretary, MahaRERA)
Date: 4/9/2019 5:05:57 PM

Dated: 09/04/2019
Place: Mumbai

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

PERMANENT ACCOUNT NUMBER
AAIFM31310

STATUS DEVELOPING

DATE OF INFORMATION FORUMATION
01-01-2002

CHIEF COMMISSIONER OF INCOME-TAX, JALGAON



भारत सरकार
Unique Identification Authority of India
Government of India

संदिग्धी क्रमांक/Enrolment No.: 2033/11500/11558

To
राजेश शान्तिनाथ जैन
Rajesh Shantilal Jain
Plot No 1 Prashant bangalo
Radhakisan wadi
Jilha Peth
Jalgaon
Jalgaon Jalgaon
Maharashtra - 425001
9823046765

Download Date: 11/04/2017

Generation Date: 15/01/2017

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

4712 3758 9947

माझे आधार, माझी ओळख



भारत सरकार
Government of India

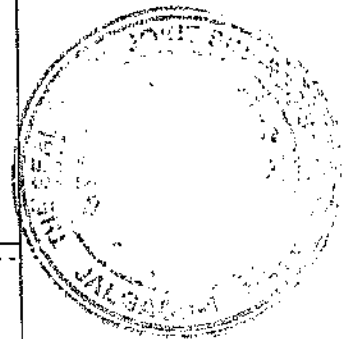


राजेश शान्तिनाथ जैन
Rajesh Shantilal Jain
जन्म तारीख/ DOB: 10/10/1954
पुरुष / MALE



4712 3758 9947

माझे आधार, माझी ओळख



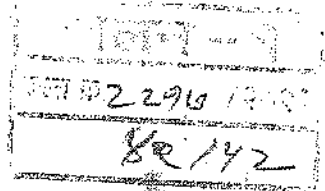
IDENTIFICATION

नाम शंकर पाटी

Shankar Patti

DOB: 01/06/1973

SEX: MALE



9480 5261 7205

NO. 9158 6064 1902 1264

DATE, TIME 2022-3-21 11:56



एकलिंग अंतरिम पहचान प्राधिकरण

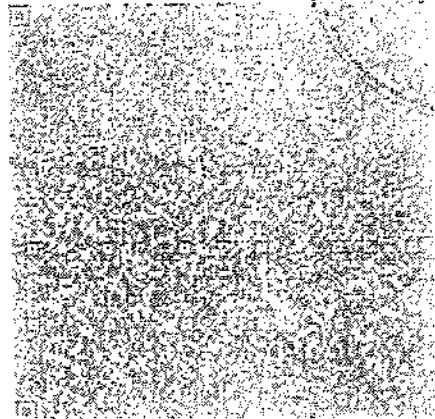
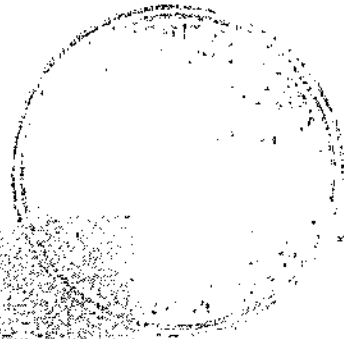
Unique Identification Authority of India

पता:

मुक्तेश्वर नगर, नशिरापूर, जालगाव
पिन 425303

Address:

Mukteshwar Nagar, Nashirabad, Jalgaon,
Maharashtra - 425303



9480 5261 7205

NO. 9158 6064 1902 1264

एकलिंग अंतरिम पहचान प्राधिकरण

Unique Identification Authority of India


THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH19 20090021516 (X) 29-05-2009
 Valid Till 28-05-2029 (H.T.)

FORM 7
 RULE 16 (2)

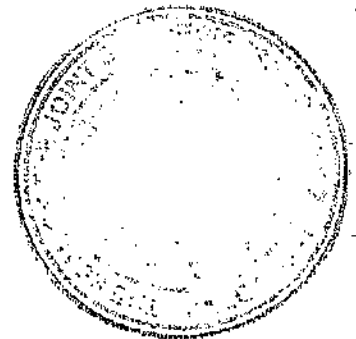
AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 29-05-2009
 MCWG 29-05-2009

DOB 07-09-1990 BG Not

Name SIDDHARTH JAIN
 S/DAV of R. JESH
 Add. A/P PLOT NO. 1, PRASHANT, RADHAKISAN WADI,
 JALGAON,
 TAL & DIST JALGAON
 PIN:
 Signature & ID of Issuing Authority: MH19 2009880

Signature/Thumb
 Impression of Holder

जलन - 9
 परत क्र. 2290/3022
 90142



118/2217

शुक्रवार, 06 मे 2022 4:35 म.नं.

दस्त गोपवाग भान-1

जलन1

4982

दस्त क्रमांक: 2217/2022

दस्त क्रमांक: जलन1 /2217/2022

वाजार भुयः रु. 01/-

मोवदला: रु. 01/-

भगलेले मुद्रांक शुल्क: रु. 100/-

दु. नि. मझ. दु. नि. जलन1 वाचे कार्यालयान

पावनी: 2514

पावनी दितांक: 06/05/2022

अ. क्र. 2217 अर दि. 06-05-2022

मादरकरणाचे नाव: भानस डेव्हलपर्स जळगांवचे भागीदार - श्री. राजेश शर्मावाला जैन

गेजरी 4:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हानाळणी फी

रु. 1040.00

पुष्टांची मज्या: 52

एकूण: 1140.00

दस्त हजर करणाऱ्याची मही:

Sub Registrar Jalgaon 1

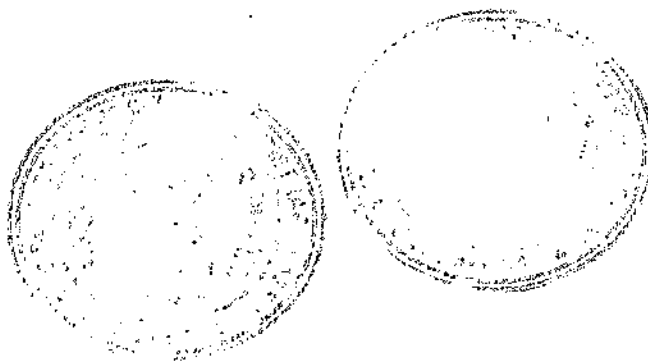
Sub Registrar Jalgaon 1

दस्तावा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

थिक्का क्र. 1 06 / 05 / 2022 04 : 32 : 34 PM ची वेळ: (मादरीकरण)

थिक्का क्र. 2 06 / 05 / 2022 04 : 33 : 14 PM ची वेळ: (फी)





06/05/2022 4 37:31 PM

दस्तावेज गोपनाग भाग-2

जन्मन1

42172

दस्तावेज क्रमांक:2217/2022

दस्तावेज क्रमांक : जन्मन1/2217/2022

दस्तावेजाचा प्रकार :- घोषणापत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1

नाव:मानस डेव्हलपर्स जळगांवचे भागीदार - श्री. राजेश शांतिलाल जैन
पत्ता:प्लॉट नं. -, माळा नं. -, डमरुतीचे नाव: -, ब्लॉक नं. -, रोड नं.:
1, राधाकिशन वाडी, जिल्हा पेठ, जळगांव., महाराष्ट्र, जळगांव,
पिन संख्या:AAIFM3433D

पक्षकाराचा प्रकार

विहून देणार

वय :-62

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



बरीत दस्तऐवज करून देणार न्यायाधीन घोषणापत्र चा दस्तावेज करून दिल्याचे कथून करताना.
शिक्षा क्र.3 ची वेळ:06 / 05 / 2022 04 : 34 : 09 PM

ओळख:-

खात्रीय दस्तऐवज अने निवेदीन करताना की ते दस्तऐवज करून देणा-यांनी व्यक्तीशः ओळखताना, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1

नाव:मिहिरा राजेश जैन
वय:32
पत्ता:1, राधाकिशन वाडी, जिल्हा पेठ, जळगांव
पिन कोड:425001

छायाचित्र



अंगठ्याचा ठसा



स्वाक्षरी

Mihir

2 नाव:संजय शंकर पाटील

वय:49

पत्ता:मुक्तेश्वर नगर तशिगवाव ना.जि.जळगांव
पिन कोड:425001

स्वाक्षरी

Sanjay



शिक्षा क्र.4 ची वेळ:06 / 05 / 2022 04 : 35 : 36 PM

Sub Registrar Jalgaon 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MANAS DEVELOPERS AND PARTNERS RAJESH SHANTILAL JAIN	eChallan	69103332022050612446	MH001513722202223E	100.00	SD	0000829595202223	06/05/2022
2		DHC		0605202206753	1040	RF	0605202206753D	06/05/2022
3	MANAS DEVELOPERS AND PARTNERS RAJESH SHANTILAL JAIN	eChallan		MH001513722202223E	100	RF	0000829595202223	06/05/2022

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

पुस्तक क्रमांक 92

दस्त क्रमांक 2290

2217 /2022

1. Verify Scanned Document for correctness through thumbnail (4 figures on a side) printout after scanning.
2. Get print immediately after registration.

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

सह.दुयम निबंधक वर्ग-२

जळगांव-१