



23/07/2020

सूची क्र.2

दुय्यम निबंधक : गह दु.नि. जळगांव 3

दस्त क्रमांक : 1943/2020

नोंदणी :

Regn 63m

गावाने नाव : मेहरुण

(1) विलेखाचा प्रकार घोषणापत्र

(2) मोबदला 0

(3) बाजारभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: जळगांव न.न.पा. इतर वर्णन : इतर माहिती: मोजे मेहरुण सर्व्हे नं. 477, पाटील प्लॉट नं. 16, सिटी सर्व्हे नंबर 6653 असून याचे क्षेत्र 733.3 चौरस मीटर असून यापैकी पश्चिमेकडील प्लॉट जागा, याचे 7/12 उता-याप्रमाणे क्षेत्र 359.76 चौरस मीटर असून सिटी सर्व्हे उता-याप्रमाणे क्षेत्र 366.65 चौरस मीटर. मदर जागेवरील बांधीव सुप्रीया रेसीडेन्सी मधील घोषणापत्र. ((C.T.S. Number : 6653 ;))

1) 366.65 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- राजेंद्र रघुनाथ पाटील यांचे विकासक व जनरल मुखत्यार म्हणून आदित्य विल्डर्स अँड डेव्हलपर्स या सागीदारी फर्मतर्फे सुमीत प्रकाशचंद मुया वय:- 44; पत्ता:- प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ललीत कला भवन समोर, रिंग रोड, जळगांव, जळगाव. पिन कोड:- 425001 पॅन नं:- AASFA5126H

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

22/07/2020

(10) दस्त नोंदणी केल्याचा दिनांक

23/07/2020

(11) अनुक्रमांक, खंड व पृष्ठ

1943/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14) शेरा



निबंधक (वर्ग-२)

जळगाव-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

Affidavit

अस्सल वर हुकूम नक्कल

सह. दुय्यम नितंधक (वर्ग-२)

जळगाव-३
23 JUL 2020





CHALLAN
MTR Form Number-6



GRN	MH002502807202021E	BARCODE	Date 22/07/2020-13 51:52		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 JLG3_JALGAON 3 JOINT SUB REGISTRAR			Full Name		SUMIT PRAKASHCHAND MUTHA	
Location JALGAON			Flat/Block No.		CTSNO. 6653	
Year 2020-2021 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Road/Street		MEHRUN	
0030046401 Stamp Duty		100.00	Area/Locality		AS PER DOCUMENT	
0030063301 Registration Fee		100.00	Town/City/District			
			PIN		4 2 5 0 0 1	
Remarks (If Any)			SecondPartyName=AS PER DOCUMENT-			
			ज ल न - ३ दस्ता.क्र. 9९४३ / २०२० १/६९			
Amount In		Two Hundred Rupees Only	Words			
Total		200.00				
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332020072211545	685630013
Cheque/DD No.			Bank Date	RBI Date	22/07/2020-13 54:11	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

सदर चालन केवल दुर्यम निवारक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

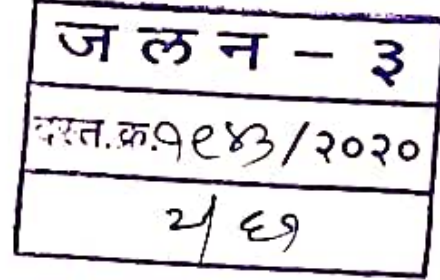
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-356-1943	0001094089202021	23/07/2020-13:06:52	IGR350	100.00
2	(IS)-356-1943	0001094089202021	23/07/2020-13:06:53	IGR350	100.00

DEED OF DECLARATION

THIS DEED OF DECLARATION IS MADE AND EXECUTED ON THIS
TWENTY-FIRST DAY OF JULY 2020

BY

Mr. Rajendra Raghunath Patil
Age: 59 Years; Occ: Service;
R/o: Girnar Water Tank Road, Jalgaon.
Tq. and Dist. Jalgaon.
Pan No. AEYPP8942A,
Aadhar No. 486244062350



Through GPA Holder

Aditya Builders and Developers
A Partnership Firm
Having its registered office
Opp. Lalit Kala Bhavan, Ring Road, Jalgaon.

Through

Mr. Sumet Prakashchand Mutha
Age: 44 Years; Occ: Business;
R/o: Opp. Lalit Kala Bhavan, Ring Road, Jalgaon.
Pan No. AASFA5136H.

(Hereinafter called and referred to as the "Original Owner" for the sake of brevity and convenience and which expression shall unless repugnant to the context mean and include his heirs, representatives, administrators, assignees, managers, agents, etc.)

... GRANTOR NO.1

AND

Aditya Builders and Developers
A Partnership Firm
Having its registered office



Opp. Lalit Kala Bhavan, Ring Road, Jalgaon.

Through its Partner

Mr. Sumeet Prakashchand Mutha

Age: 44 Years; Occ: Business;

R/o: Opp. Lalit Kala Bhavan, Ring Road, Jalgaon.

Pan No. AASFA5136H.

(Hereinafter called and referred to as the "Builder" for the sake of brevity and convenience and which expression shall unless repugnant to the context mean and include its heirs, representatives, administrators, assignees, managers, agents, etc.)

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... GRANTOR NO.2

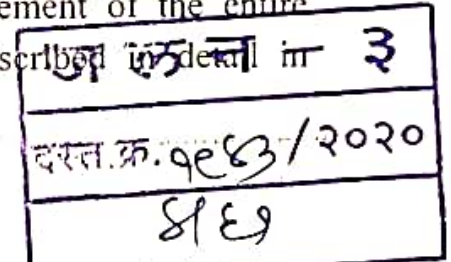
WHEREAS the Grantor No.1 is the Owner and was the Possessor of land part of C.T.S No.6653, which admeasures 733.3 Sq. m., to the extent of 366.65 Sq. m. situated at Mehrun Shivar, Tq. and Dist. Jalgaon, bearing old Plot No.16 of old Survey No.477 and more particularly described in Schedule-A hereunder. [Hereinafter called as the 'said land' for the sake of brevity and convenience].

AND WHEREAS the Grantor No.1 and Grantor No.2 have entered into a registered development agreement bearing No.2106/2017, registered in the office of Sub-Registrar, Jalgaon-3 on 04/08/2017 whereby the Grantor No.1 has granted to the Builder / Grantor No.2 all the development rights in respect of the said land and also transferred the possession of the said land to the Builder. The Grantor No.1 has also executed a Registered Irrevocable General Power of attorney in favour of the Builder / Grantor No.2 in respect of the said land on 04/08/2017 itself and the same is registered in the office of Sub-Registrar, Jalgaon-3 at Serial No.2107/2017.

AND WHEREAS the Grantor No. 2 wanted to develop a statutory commercial cum residential project on the said land, he required more TDR for the said project and Grantor No.1 agreed to the same. Accordingly Grantor No.1 Through Grantor No.2 (GPA Holder) purchased, TDR admeasuring 791.22 Sq. m. from Shankar Laxman Patil, out of total TDR area 2075.28 Sq. m. having Development Rights Certificate No. 062 dated 19.11.2018 by registered sale deed bearing no. 232/2019, dated 15.01.2019, registered in



the office of Sub-Registrar Jalgaon-3, and TDR admeasuring 558.34 Sq. m. from Minakshi Umesh Joshi and others out of total TDR area admeasuring 4561.00 Sq. m. having Development Rights Certificate No. 066, dated 22.02.2019, by registered sale deed bearing no.1209/2019, dated 11.03.2019, registered in the office of Sub-Registrar, Jalgaon-3. Even after considering the difference in rate of the TDR purchased and the rate of TDR in the area of the said land, the Grantor No.2 can use 197.53 Sq. m. of TDR while constructing over the said land. The Detailed Area statement of the entire project i.e. the said land and construction thereon is described in detail in **Schedule-B** hereunder.



AND WHEREAS the said land was allowed to be put to Non-Agricultural use by the then additional Tahasildar, Jalgaon vide permission bearing No. LNA/SR/16/78, dated 27.10.1978.

AND WHEREAS the Grantor No.2 has obtained Construction Permission from the Municipal Corporation, Jalgaon, vide Commencement Certificate bearing No. TP/BP/1751 dated 26.03.2019.



AND WHEREAS the Grantor No.2 has registered the said project with the Real Estate Regulatory Authority and it has been given Registration No.-T49900022817.

AND WHEREAS the Grantor No.2 has according to the said Building Permission started to Construct the Building on the said land. The Building being Constructed on the said land will be a Commercial Cum Residential Building known as "Supriya Residency" [Hereinafter called as the 'said building' for the sake of brevity and convenience], it shall have Five floors i.e. Ground floor, First Floor, Second Floor, Third Floor and Fourth Floor. The Specific area of each floor is more particularly described in the Schedule-B hereunder. That the Builder is Constructing 2 shops and 8 flats i.e. 10 units in the said building. The Postal address of the said building shall be as under:

Supriya Residency, CTS No. 6653/P, Old Plot No. 16 of Old Survey No. 477, Mehrun Shivar, Jalgaon, Tal. & Dist. Jalgaon.

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५१६ AND WHEREAS the building 'Supriya Residency' shall consist of Five floors i.e. Ground floor, First Floor, Second Floor, Third Floor and Fourth Floor and it shall consist of 10 units i.e. 2 shops or commercial units on the ground floor and 2 residential units on each of the remaining Four floors or 8 residential units. The area and location of each of the units is more particularly described in the **Schedule-C** hereunder. So also, the specific location of each of the units is particularly shown in the sanctioned plan, which is attached herewith and shall be treated as a part of this declaration.

AND WHEREAS, the shops as well as the residential units will be sold to one or more owners as they are capable of individual utilization on account of having their own exit to a common area and facilities of the building, each owner/purchaser of the unit will obtain a particular and exclusive property-right thereto and each unit will constitute a heritable and transferable immovable property within the meaning of all or any of the laws for the time being in force in the state. So also the unit holder shall obtain an undivided interest in the general and/or restricted common areas and facilities of the said building and the said land as listed hereinafter in this deed, necessary for their adequate use and enjoyment and hereinafter referred to as General and/or restricted common areas and facilities, all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

AND WHEREAS, the prospective purchasers of each unit will form an association namely "**Supriya Residency Facility Management Association**" for the better administration and management of facilities of **Supriya Residency Condominium**, consisting of the **Supriya Residency** building as well as the land described in **Schedule-A** of this deed and the Condominium shall be governed in accordance with provisions of this deed and with the provisions of byelaws which are made a part of this deed and are mentioned in the **Schedule-D** hereunder.

AND WHEREAS the right, title and interest of each owner/purchaser of a 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 "**Supriya Residency Facility Management Association**" is based on area of a unit to the total area of all units in the said building.



AND WHEREAS the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the members of the **Supriya Residency Facility Management Association** i.e. of all unit owners and, expressed by an amendment to this deed as per procedure herein under mentioned, except when the Grantor makes further construction on the said land and/or building, in which case the undivided interest in the general and/or restricted common area shall stand automatically changed due to change in the proportionate area of a unit to the total area of all units i.e. there will be an increase in the total area of family unit and a resultant decline in the undivided interest of each unit.

AND WHEREAS, the general and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof nor any owner will demand any other area allotted as common area other than area mentioned in this deed.

AND WHEREAS, the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in this deed or other instrument.

AND WHEREAS, each unit owner shall comply with the provisions of this deed, bye-laws, decisions and resolutions of the "**Supriya Residency Facility Management association**" or its representative and failure to comply with such provisions, Decisions or resolutions shall be ground for action to recover the sums due, for damages or for injunctive relief/s.



AND WHEREAS, the dedication of this property to the plan of apartment ownership herein shall not be revoked or the property be removed from the plans of apartment ownership unless all of the association members of the **Supriya Residency Facility Management Association** take a unanimous decision in a duly convened meeting of the association and such decision of cancellation is taken after the written consent of Grantor No.2 and cancellation deed is executed and duly registered.

AND WHEREAS The amendment of any clause of this deed of declaration including the present clause may be carried as and when required at the sole discretion of the Grantors by a registered amendment deed or a deed of correction and the copy of the said amended declaration or byelaws will be submitted in the office of the competent authority if required.

AND WHEREAS no unit owner, can exempt himself from liability for contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas or facilities or by abandonment of his unit.

AND WHEREAS all present or future owners, tenants, future tenants or any other person, that might use the facilities or common facilities of buildings in any manner are subject to the provisions of this deed and that the mere acquisition or rental of any of the unit 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 satisfied.

AND WHEREAS, if the property, subject to the plan of building ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided as per the Maharashtra Apartment Ownership Act. 1970.

AND WHEREAS the unit owners will be liable to pay all or any of taxes, cess, levy, imposition, expenses, charges, etc. on their respective units and also on common areas, common facilities, and electricity consumed for common areas and common water charges, common maintenance of the building, etc.

AND WHEREAS notwithstanding anything contained anywhere in this deed or in any future if the additional TDR, FSI, or premium paid area is granted by the Jalgaon Municipal Corporation and/or any other body or is in any manner available to the said land and/or building or to the Grantors then the available area for additional construction may be used on the present structure and/or land the of the building by the Builder or the Builder can transfer the said TDR to another building/apartment or the Builder can sell the said TDR to the respective unit owners if they are interested to purchase it provided that the purchaser of the new construction will have to become the member of Association and will have to pay the regular subscription of the Association and accordingly will have right in the common area, facilities. However, after such construction the last terrace of the building shall be used by the association/unit owners for the purposes of enjoyment.



AND WHEREAS in a conveyance of a unit the subsequent purchaser of the unit shall be jointly and severally liable with the purchaser of a unit for all unpaid assessments by the Association of Apartment Owners against the latter for his share of the common expenses upto the time of the grant or conveyance without prejudice to the subsequent purchaser's right to recover from the purchaser the amounts paid by the subsequent purchaser therefore.

AND WHEREAS the Manager or Board of Managers of the Association may obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgagees holding first mortgages covering units but without prejudice to the right to the owner of a unit to obtain individual family unit insurance. The insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of Apartment owners 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.

AND WHEREAS the Common areas and facilities of "Supriya Residency" will be as under:

1. All that Piece & parcel of land part of C.T.S No.6653, which admeasures 733.3 Sq. m., to the extent of 366.65 Sq. m. situated at Mehrun Shivar, Tq. and Dist. Jalgaon, bearing old Plot No.16 of old Survey No.477 and more particularly described in Schedule-A hereunder.
2. Staircases, Lobby, passages and elevators and Railings on each floor are common for all unit owners.
3. One Septic Tank common for all unit owners.
4. Drainage line and waste water line will be common for all the owners of the said buildings.
5. Side margin and ground floor area of the building will be used as parking and will be common for all unit owners.
6. Area below the staircase on ground floor will be common for all the flat purchaser and will be used for electric meter room.



7. One overhead water storage tank will be common for building.

8. Plumbing network through out the building in common areas and facilities. Water supply / connection from Municipal Corporation to obtained separately by each flat owner in his name.

9. Electric wiring network through out the building in common areas and facilities. Separate individual electric meter to be purchased by each Flat owner in his name.

10. Drainage connection through out the building in common areas and facilities.

11. Necessary Light connection in common areas.

12. Borewell with Electric Pump with pipe fittings is common for building.

13. One common Electric Meter Connection to be purchased by unit purchasers in the Building with their common expenses which will be common use for building.

14. Open ducts in the said building.

15. One common lift facility is for all the owners said building.

16. The foundations, main walls, columns, beams, girders and roof (Except roof Terrace) of the building as described in the plans which form a part of this Deed.

17. One common Terrace floor for all unit owners.(only for use).



AND WHEREAS the Restricted Areas & facilities of "Supriya Residency" will be as under:

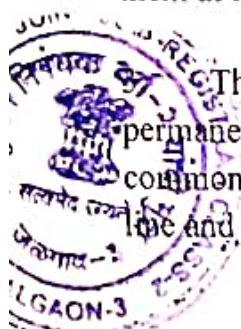
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1. Where-ever there is Terrace attached to the respective units, it will be restricted for the use of that particular unit and other remaining unit purchasers have no right and interest in the same. Any prospective owners of the said flat shall not construct any temporary or permanent structure on the terrace and shall forever keep the terrace open.
2. The Terrace of the building called SUPRIYA RESIDENCY will be totally owned and possessed by the present Grantor No. 1 i.e. Plot Owner and Grantor No. 2 i.e. Builders and Developers in equal proportion. But the terrace above the said building will be common for all unit holders for the purpose of enjoyment only.
3. Parking space Ground Floor will be restricted only for the use of unit owners of the building only.

AND WHEREAS there will be the following bindings on the Future Purchaser/s of the unit in the said building:

1. That after the intimation given by the owner to the Purchaser of the unit, the purchaser will have to bear all the expenses related to sale cost, including stamp duty & registration charges for conveyance, legal Charges, facility management charges, and such all other charges in all respect, within one month from the receipt of such intimation. Further Purchaser shall separately pay municipal taxes, N.A. Charges, VAT, ST, LBT, and all other taxes time being in force and applicable in future and other taxes applicable to unit purchased by purchaser whether assessed separately or not.
2. That, the Unit purchasers shall not cause any structural changes nor change location of any door/window or open any new door window nor enclose any balcony in the unit purchased by him at any point of time however they will be at liberty to make internal changes for the interior decoration and furniture etc. without touching the RCC columns and external walls of the unit as desired by them at their own costs, but without damaging the main structure.

That the unit purchaser shall not be entitled to put any construction, either permanent or temporary in the balcony/ personal terrace/ restricted open space, common open areas nor can obstruct to the underground water pipeline, drainage line and cables etc.



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That, all the unit purchasers shall in addition to agreed consideration and other charges described in the Sale Deed/ Agreement to Sale will be liable to pay MSSEDCL charges for transformer, installation of electricity supply meter charges and water connection including deposit (The Builder will only provide water connection, the supply of the water, its quality and quantity are not the responsibility of the builder and any complaint in respect of the same shall be independently taken up with the municipal body), infrastructures and other charges as applicable.

5. The Owner hereby declares that, all purchasers of any unit will become members of "Supriya Residency Facility Management Association" and elected Board Members of said association shall look after and shall be responsible for overall management of facilities of the condominium and which includes provision of services for common areas, common roads, water lines, drainage lines, street lights, open areas, security guards and other supporting staff etc. The association will look after the, cleaning of common areas, stair case & surrounding areas of the building, working of lift and power back up (inverter or DG set) if any, common area lighting in staircase, passages & entrance lobbies and shall bear electrical charges for pumping equipment & common area lighting etc. All unit holders in the building shall separately contribute to monthly fund for their building as and when decided by the Supriya Residency Facility Management Association time to time other than the initial contribution to the corpus fund (if any) and the accounts of the facility management will be maintained by the Builder/ Original Owner till handing over to the Facility Management Association.

6. That, each unit purchaser will compulsorily become the member of the association and will have to pay the membership fees, registration charges and monthly subscriptions which will be decided by the association.

7. The Grantor/s shall be entitled and free to revise the building plans of the buildings at their discretion. The purchaser/s shall not be entitled to object it on any ground. However, the owner shall bear all the expenses for submitting and getting the revised building plans approved from the competent authority.

Schedule-A

All That Piece and Parcel of land part of C.T.S No.6653, which admeasures 733.3 Sq. m., to the extent of 366.65 Sq. m. situated at Mehrun Shivar, Tq. and Dist. Jalgaon, bearing old Plot No.16 of old Survey No.477 and bounded as under:

On or towards EAST : Remaining part of C.T.S. No. 6653



On or towards WEST : Plot No.1 (C.T.S. No.6673)

On or towards NORTH : 18.30 mtr. wide road

On or towards SOUTH : Plot No. 15

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Schedule-B

AREA STATEMENT

1	TOTAL LAND AREA		719.52 sq.mtrs.
2	APPLICANT LAND AREA		359.16 sq.mtrs.
3	PERMISSIBLE F.S.I	10%	395.07 sq.mtrs.
4	PERMISSABLE PREMIUM	30%	107.74 sq.mtrs.
5	PURCHASED T.D.R.	55%	197.53 sq.mtrs.
6	PERMISSABLE FLOOR AREA	195%	700.34 sq.mtrs.
7	PROPOSED GROUND FLOOR		45.90 sq.mtrs.
8	PROPOSED FIRST FLOOR B/UP AREA		159.62 sq.mtrs.
9	PROPOSED SECOND FLOOR B/UP AREA		159.62 sq.mtrs.
10	PROPOSED THIRD FLOOR B/UP AREA		159.62 sq.mtrs.
11	PROPOSED FOURTH FLOOR B/UP AREA		159.62 sq.mtrs.
12	TOTAL B/UP AREA (PROPOSED)		684.38 sq.mtrs.
	TOTAL F.S.I. CONSUMED		1.905



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Schedule-C

Unit No.	Floor	Built -Up Area (in Sq. m.)	Carpet Area (in Sq. m.)	Voting Percentage/Share In Common areas (At Present)
Shop No.1	Ground Floor	22.95	19.43	3.07%
Shop NO.2	Ground Floor	22.95	19.43	3.07%
Flat No.101	First Floor	97.82	90.88	14.38%
Flat No.102	First Floor	61.80	57.38	9.08%
Flat No.201	Second Floor	97.82	90.88	14.38%
Flat No.202	Second Floor	61.80	57.38	9.08%
Flat No.301	Third Floor	97.82	90.88	14.38%
Flat No.302	Third Floor	61.80	57.38	9.08%
Flat No.401	Fourth Floor	97.82	90.88	14.38%
Flat No.402	Fourth Floor	61.80	57.38	9.08%

Schedule-D

BYE LAWS OF SUPRIYA RESIDENCY CONDOMINIUM

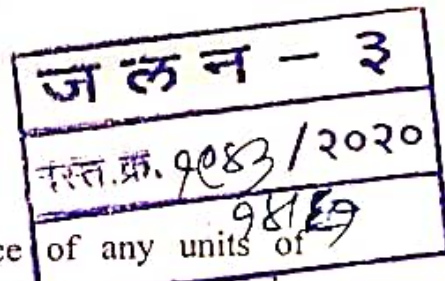
[I] SHORT TITLE AND APPLICATION

[1] These bye-laws may be called the bye-laws of the SUPRIYA RESIDENCY Condominium.

[2] The Provisions of these bye-laws apply to the RESIDENCY Condominium.

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





The mere acquisition or rental or taking or licence of any units 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 SUPRIYA RESIDENCY Facility Management Association.

[c] 'Board' means a Board of Managers consisting of Five persons, all of whom shall be owners of Apartment in the SUPRIYA RESIDENCY Condominium.

[d] 'Building' means the building located at land part of C.T.S No.6653, which admeasures 733.3 Sq. m., to the extent of 366.65 Sq. m. situated at Mehrun Shivar, Tq. and Dist. Jalgaon, bearing old Plot No.16 of old Survey No.477 and more particularly described in Schedule-A & known as SUPRIYA RESIDENCY 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 owning an Apartment in the SUPRIYA RESIDENCY Condominium.

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

[i] 'Unit' means a shop or residential unit in the SUPRIYA RESIDENCY Condominium.

