119/22nd
Wednesday,December 07 ,2022
6.06 PM

पावती

Original/duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र. 11140 दिनांक: 07/12/2022

गावाचे नाव: पिंप्राळा

दस्तऐवजाचा अनुक्रमांक: जलन2-9285-2022

दस्तऐवजाचा प्रकार: घोषणापत्र

नादर करणाऱ्याचे नाव: 1)उषा राजाराम महाजन 2)सरीम राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व स्वताकरीता गुड्डा जैन बिल्डकॉन तर्फे भागीदार आकाश अरविंदकुमार जैन

नोंदणी फी	₹ 100.00
दस्त हाताळणी फी	₹. 1400.00
पृष्ठांची संख्या: 70	
एकूण	₹. 1500.00

आपणास मूळ दस्त ,ध्वनिलेख सिंट.सूची-२ अंतर्गत
6:23 PM ह्या वेळेस मिळेल.

Sub Registrar Jalgaon 2

सह.दुय्यम निबंधक(वर्ग-२)
जळगांव-२

बाजार मुल्य: ₹ 1/-
मोबदला ₹.1/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.1400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 06122022204197 दिनांक: 07/12/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011716856202223E दिनांक: 07/12/2022
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला.

119/9285 इतर पावती Original/Duplicate
Thursday,08 December 2022 2:05 PM नोंदणी क्र. 39म
Regn.39M

पावती क्र.: 11764 दिनांक: 08/12/2022

गावाचे नाव: शिरसोली
दस्तऐवजाचा अनुक्रमांक: जलन2-9285-2022
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: 1)उषा राजाराम महाजन 2)सरीता राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व रजिस्टरीना सुडा जैन बिल्डकॉन तर्फे भागीदार आकाश अरविंदकुमार जैन
वर्णन

दस्त हाताळणी फी	रु. 40.00
पृष्ठांची संख्या: 2	
एकूण:	रु. 40.00

सह.दुय्यम निबंधक वर्ग २
जळगांव-२

1): रोखाचा प्रकार: DHC रक्कम रु.40/
डीडी/धनादेशाचे ओळर क्रमांक 071220221 2318 दिनांक: 08/12/2022
बँकेचे नाव व पत्ता:

12/8/2022

08/12/2022

सूची क्र.2

दुय्यम निबंधक सह दु.नि. जळगाव २
दस्त क्रमांक : 9285/2022
नोंदणी :
Regn:63m

गावाचे नाव : पिंप्राळा

(1)विलेखाचा प्रकार	मोकलपत्र
(2)मोबदला	-
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) मालिकेचे नाव:जळगाव ए.ने पा. इतर माहितीः मौजे पिंप्राळा येथील सिटी सर्वे नंबर 7757/1 चतुर्थ एकूण क्षेत्र 1062.00 चौ.मि. वायर कांक्रीट साई यश साईदास व प्लॉट नंबर डार्कटन या इमारती बांधलेले इतका चौरसमापन.((C.T.S. Number : 7757/1 .))
(5) क्षेत्रफळ	1) 1062.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-1)तुषार राजाराम महाजन 2)मनीष राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व स्वतसहकारीता सुद्धा जैन बिल्डकॉन तर्फे भागीदार सिद्धार्थ अरविंदकुमार जैन वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. दुकान नंबर 44, महाकाली कॉम्प्लेक्स सहकारी गृहनिर्माण सोसायटी मर्या, जळगाव,ता.जि.जळगाव., महाराष्ट्र, जळगाव. पिन कोड:-425001 पॅन नं:-AAOFJ1514E 2): नाव:-1)तुषार राजाराम महाजन 2)मनीष राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व स्वतसहकारीता सुद्धा जैन बिल्डकॉन तर्फे भागीदार आकाश अरविंदकुमार जैन वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. दुकान नंबर 44, महाकाली कॉम्प्लेक्स सहकारी गृहनिर्माण सोसायटी मर्या, जळगाव,ता.जि.जळगाव., महाराष्ट्र, जळगाव. पिन कोड:-425001 पॅन नं:-AAOFJ1514E 3): नाव:-1)तुषार राजाराम महाजन 2)मनीष राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व स्वतसहकारीता सुद्धा जैन बिल्डकॉन तर्फे भागीदार अनिलकुमार हजारमल गुगलिया वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. दुकान नंबर 44, महाकाली कॉम्प्लेक्स सहकारी गृहनिर्माण सोसायटी मर्या, जळगाव,ता.जि.जळगाव., महाराष्ट्र, जळगाव. पिन कोड:-425001 पॅन नं:-AAOFJ1514E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/12/2022
(10)दस्त नोंदणी केल्याचा दिनांक	08/12/2022
(11)अनुक्रमांक,खंड व पृष्ठ	9285/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह दुय्यम निबंधक(वर्ग-२) जळगांव-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही बाजारभाव तपशील दस्तप्रकारानुसार आवश्यक नाही
दुय्यम मुल्यांकनासाठी विचारात घेतलेला अनुच्छेद :-	Affidavit

अस्सल बर हुकम नकले

सह दुय्यम निबंधक(वर्ग-२)
जळगांव-२

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-2



जलगाव - २
दस्त क्र. ९२५/२०२२
9/102

CHALLAN
MTR Form Number-6

GRN MH011716562022023E	BARCODE	Date 06/12/2022-12:15:43	Form ID 55(A)(2)

Department Inspector General Of Registration

Type of Payment Stamp Duty / Registration Fee

Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR

Location JALGAON

Year 2022-2023 One Time

Account Head Details	Amount In Rs.
0030045101 Stamp Duty	100.00
0030063001 Registration Fee	100.00
Total	200.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	
Full Name	JAIN BUILDCON ETC
Flat/Block No.	AS PER DOCUMENT
Premises/Building	
Road/Street	PIMPRALA
Area/Locality	JALGAON
Town/City/District	
PIN	4 2 5 0 0 1
Remarks (If Any)	SecondPartyName=NONE--MarketValue=
Amount In Words	Two Hundred Rupees Only

DEFACED ₹200.00 DEFACED

Payment Details BANK OF BARODA

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02003842022120600483	1313755173
Bank Date	RBI Date	06/12/2022-12:15:43	Not Verified with RBI
Bank Branch		BANK OF BARODA	
Scroll No. Date		1 07/12/2022	

Department ID Mobile No. 0000000000

NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.

सूचना: वरील चलन फक्त दिलेल्या कार्यालयीन कामाकरिता वैध आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(s)-118-9085	DEFACE2022023223	07/12/2022-18:05:30	IGR340	100.00
2	(s)-118-9086	DEFACE2022023224	07/12/2022-18:05:30	IGR148	100.00
			Total Defacement Amount		200.00

Print Date 07-12-2022 06:14:46



जलस - २
दस्त क्र. ९२८५/२०२२
2/02-

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

Receipt of Document Handling Charges

PRN	06122022041 97	Receipt Date	07/12/2022

Received from as per document, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered as Document No. 9285 dated 07/12/2022 at the Sub Registrar office Joint S.R. Jalgaon 2 of the District Jalgaon.

DEFACED
₹ 1400
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	06/12/2022
Bank CIN	10004152022120603879	REF No.	2340290438S5
Deface No	06122022041970	Deface Date	07/12/2022

This is computer generated receipt hence no signature is required.

JALGAON



दु.नं. – २
दस्त क्र. ६२५/२०२२
3/02

DEED OF DECLARATION UNDER APARTMENT OWNERSHIP ACT, 1970.

Rectification / Amendment in earlier Declaration No. 6345/2022.

This Amended Deed of Declaration is made in respect of a Project called as Building (Wing) No. A known as "**SAI YASH HEIGHTS**" & **Building (Wing) No. B known as "SAI PRAKASH HEIGHTS"** situated at Pimprala, Tal. & Dist. Jalgaon on this **6th** day of **December -2022.**

1) JAIN BUILDCON

PAN : AAOFJ1514E

Though Partner

A. Mr. Siddharth Arvindkumar Jain

Age- 45 yrs., Occ.-Business,

Adhar No. 6859 8069 4086

B. Mr. Akash Arvindkumar Jain

Age- 43 yrs., Occ.-Business,

Adhar No. 8301 1259 9381

C. Mr. Manojkumar Indarchand Surana

Age- 56 yrs., Occ.-Business,

Adhar No. 8922 2528 4557

All R/o. Shop No. 44,

Co-Op. Industrial Development Ltd.,

Ajintha Road, Jalgaon,

Tal. & Dist. Jalgaon

जे. दु. नं – २
दस्त क्र. ८२८५/२०२२
8/02

2. **Smt. Usha Rajaram Mahajan**
Age- 81 yrs., Occ.-House wife
PAN : BFSPM4571C
Adhar No. 9104 1672 5456
R/o. 37, Gurudatta Colony,
Jalgaon, Tal. & Dist. Jalgaon

3. **Shri. Satish Rajaram Mahajan**
Age- 64 yrs., Occ.-Retirement
PAN : AAQPM5282N
Adhar No. 8482 3799 6087
R/o. D-4, Alankar Housing Society,
Near Fire Brigade, Sector No. 24,
Plot No. 3/6, Nigadi Pradhikaran,
Pune – 411 044.

4. **Shri. Sanjay Rajaram Mahajan**
Age- 60 yrs., Occ.-Retirement
PAN : ABGPM9790A
Adhar No. 9137 0105 7587
R/o. Yugandhar, Plot No. 87,
Sector No. 2, Near, Nana-Nani Park,
Indrayani Nagar, Bhosari,
Pune-411 026

No. 1 for himself and
Power of Attorney Holder of No. 2 to 4

THE SEAL OF THE JOINT SUB-REGISTRAR JALGAON

Hereinafter referred to as "**GRANTORS**" (which expression shall unless it be repugnant to the context is mining thereof be deemed to mean and include his heirs, executors, administrators, and assigns). And the GRANTORS are fully empowered and qualified to execute this Deed does hereby states:

That on 14/03/2022 Deed of Declaration bearing No. 2152 executed and registered by Grantor No. 1 at Sub-Registrar Jalgaon-2 as per the sanctioned plan issued by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. DDMCJ/B/2019/AP/00360 dated 24/10/2019. On 21/01/2022 Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. T.P./B.P./1354 sanctioned revised and amended plan. On 01/08/2022 Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. T.P./B.P./643 sanctioned revised and amended plan. Hence Grantor No. 1 executed and registered Amended Deed of Declaration at Sub-Registrar Jalgaon-2 by Document No. 6345 on dated 05/08/2022 regarding **SAI YASH HEIGHTS and SAI PRAKASH HEIGHTS.** But there in some area correction as typological error. Hence grantors are executing this Deed to Rectify / Amend in respect of corrected area, undivided share, unit and ownership details mentioned in the earlier Declaration.

जलगाव - २
दस्त क्र. ९२८५/२०२२
५/१०२

FIRST

THAT, the Grantors owns and possesses a free hold **All piece and parcel of land 1) Plot No. 38 having CTS No. 7759 admeasuring area 304.5 Sq.Mtr. and 2. Plot No.39 having CTS No. 7762 admeasuring area 306.00 Sq.Mtr. out of Survey No. 47/2 to 9 of Pimprala. Tal. & Dist. Jalgaon.**

The above both plot were amalgamated by the approved and sanctioned amalgamation plan by Hon'ble District Survey Officer, of Land and Record, Jalgaon by Order No. Na.Bhu./ Samalikaran/Jalgaon on dated 02/01/2020 therefore above property know as All that piece &-parcel of CTS No. 7759 admeasuring area 610.50 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon and situated within the limit of Jalgaon Municipal

जलन - २
दस्त क्र ८२५/२०२२
E/02

Corporation, Jalgaon. Now thereafter City Survey No.7759, 7758 & 7757/1 were amalgamated with the order of Hon'ble District Survey Officer, of Land and Record, Jalgaon by Order No. शिर/जळगाव/न.भु.क्र./सामिलीकरण/२०२२ on dated 20/04/2022 therefore above property know as **All that piece & parcel of CTS No. 7757/1 having total admeasuring area 1062.00 sq.mtr. of Pimpraia, Tal. & Dist. Jalgaon** and situated within the limit of Jalgaon Municipal Corporation, Jalgaon which is bounded as :-

East	CTS No. 7756
West	CTS No. 7763
North	CTS No. 7760, 7761 & 7764
South	9 Mtr. Road

Which is owned by the Present Grantors which is hereinafter referred to as "**The Said Plot**".

SECOND :

THAT, the Grantor constructed & developed a residential & Commercial Scheme **Building / Wing A known as" SAI YASH HEIGHTS** " consist of Ground Floor Parking, Office, Three Flat at First Floor, Three Flat at Second Floor, Three Flat at Third Floor, Three Flat at Fourth Floor, Three Flat at Fifth Floor & Three Flat at Sixth Floor as per availability of present FSI & TDR.

AND **Building / Wing B known as" SAI PRAKASH HEIGHTS**" consist of Ground Floor Parking, Two Flat at First Floor, Two Flat at Second Floor, Two Flat at Third Floor, Two Flat at Fourth Floor, Two Flat at Fifth Floor, Two Flat at Sixth Floor & Two Flat at Seventh Floor as per availability of present FSI & TDR.

जलद - २
दस्त क्र. 824 / 2022
01/02

And thus **Building / Wing No. A** known as **SAI YASH HEIGHTS** and **Building / Wing No. B** known as **SAI PRAKASH HEIGHTS** according to the Plans attached herewith which has been approved and sanctioned regarding Building/Wing No. A by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. DDMCJ/B/ 2019/APL /00360 dated 24/10/2019 and amended plan which has been approved and sanctioned by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. T.P./B.P./1354 on dated 21/01/2022 which get Occupancy Certificate by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. ज.श.म.न.पा./न.र./भोप./127 on dated 05/05/2022 and Letter No. ज.श. म.न.पा. / न.र./भोप./142 on dated 17/05/2022 and according to the Plans attached herewith which has been approved and sanctioned regarding Building/Wing No. B by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. T.P./B.P./643 on dated 01/08/2022.

The Postal address of the building is:-

"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"
CTS No. 7757/1
Pimprala Shiwar, Jalgaon, Tal. & Dist. Jalgaon
Pin Code - 425001.

THIRD :

THAT, the Building / Wing No. A consists of now Ground to Sixth Floor Building / Wing No. B consists of now Ground to Seventh Floor individual Apartment / Flats /Office capable of individual utilization on account of having their own access to the common area and facilities of the building and all the apartments in the said Building can be sold to one or more owners, each owner obtaining a particular and exclusive right

जलना - २
दस्त क्र. ८२५/२०२२
4102

hereto and each apartment consists of heritable and transferable immoveable property within the meaning of any law time being in force in the state, hereinafter referred to as **"The Family Unit"** and also having undivided share in the General and / or restricted areas and facilities as listed in this Deed necessary for their adequate used and enjoyment and hereinafter referred to as "The General and/or restricted common areas and facilities" all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970 and rules there under 1972.

FORTH :

THAT, the aforesaid building **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** is having **Plot area 1062 Sq.Mtr. & Total sanctioned Built-up area 1655.21 Sq.Mtr + 1740.91 Sq.Mtr. = 3396.12 Sq.Mtr.** including area of Lift, Staircase & Family units / Flats / Office.

And proposed built up area available to the present grantor by virtu of New Development Control Regulation. Thus, the building known as **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"**. Thus granter have the rights to utilize the extra built up area by virtu of the above said changes in policy on the said plots as per the prevalent law.

THE STATE OF THE JOINT SUB-REGISTRAR JALGAON

FIFTH :

THAT, this condominium shall be known as **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** condominium and the family units and common areas, restricted common area and facilities of the building are as under :

1) Family Units :

In all there are **Building / Wing A known as "SAI YASH HEIGHTS"** 19 family units, all family units are of different type and **Building / Wing B known as "SAI PRAKASH HEIGHTS"** 14 family units, all family units are of different type:-

BUILDING (WING) NO. A - SAI YASH HEIGHTS

Owner	Floor	Unit/Flat/ Office Nos.	B/up Area Sq.mtr.	Carpet Area Sq. Mtr.	Land Holding	Voting %
JAIN BUILDCON Though Partner A. Mr. Siddharth Arvindkumar Jain, B. Mr. Akash Arvindkumar Jain, C. Mr. Manojkumar Indarchand Surana	Ground	Office-1	15.53	12.98	4.87	0.47
	First	101	106.49	88.20	36.25	3.41
		102	73.13	59.33	24.88	2.34
		103	71.33	58.13	24.27	2.29
	Second	201	106.49	88.20	36.25	3.41
		202	73.13	59.33	24.88	2.34
		203	71.33	58.13	24.27	2.29
	Third	301	106.49	88.20	36.25	3.41
		302	73.13	59.33	24.88	2.34
		303	71.33	58.13	24.27	2.29
	Forth	401	106.49	88.20	36.25	3.41
		402	73.13	59.33	24.88	2.34
		403	71.33	58.13	24.27	2.29
	Fifth	501	106.49	88.20	36.25	3.41
		502	73.13	59.33	24.88	2.34
		503	71.33	58.13	24.27	2.29
	Sixth	601	106.49	88.20	36.25	3.41
		602	73.13	59.33	24.88	2.34
		603	71.33	58.13	24.27	2.29
	Common Area		133.98	0	0	0
	A Wing TOTAL		1655.21	1246.94	517.27	48.71

Owner	Flat/Unit Nos.	Floor	Carpet	Balcony	Open Terrace	Enclosed Balcony
	BUILDING (WING) NO. B SAI PRAKASH HEIGHTS					
Flat No. 101, 201, 301 own by : 1. Smt. Usha Rajaram Mahajan 2. Shri. Satish Rajaram Mahajan 3. Shri. Sanjay Rajaram Mahajan	First	101	116.80	89.80	39.89	3.76
		102	111.43	88.55	38.06	3.58
	Second	201	116.80	89.80	39.89	3.76
		202	111.43	88.55	38.06	3.58
	Third	301	116.80	89.80	39.89	3.76
		302	111.43	88.55	38.06	3.58
Flat No. 102, 202, 302, 401, 402, 501, 502, 601, 602, 701, 702 own by : 1. JAIN BUILDCON Though Partner A. Mr. Siddharth Arvindkumar Jain, B. Mr. Akash Arvindkumar Jain, C. Mr. Manojkumar Indarchand Surana 2. Smt. Usha Rajaram Mahajan 3. Shri. Satish Rajaram Mahajan 4. Shri. Sanjay Rajaram Mahajan	Forth	401	116.80	89.80	39.89	3.76
		402	111.43	88.55	38.06	3.58
	Fifth	501	116.80	89.80	39.89	3.76
		502	111.43	88.55	38.06	3.58
	Sixth	601	116.80	89.80	39.89	3.76
		602	111.43	88.55	38.06	3.58
	Seventh	701	114.95	88.38	39.39	3.71
		702	110.20	86.04	37.64	3.54
	Common Area		146.38	0	0	0
	B Wing TOTAL		1740.91	1246.52	544.78	51.29

जोड क्र. - २
दस्त क्र. ७८५१/२०२५
Page 8

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2

दु ल न – २
८८५/२०२२
99/02

Note : The above percentage of Units is calculated on the basis of land holding area of Unit. In case in future additional or balance F.S.I./T.D.R./premium is available to the Grantors, or any revised plan sanctioned, then the above percentage will be varied as per the situation of the Wing were future construction will done and amendment of this Declaration.

2) Common Area and facilities:

1. Piece & parcel of land described in the First Paragraph of this Deed viz. **All that piece & parcel of CTS No. 7757/1 having total admeasuring area 1062.00 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon.**
2. All roads, passages, entry area, exit area and other open area between building are common for above building.
3. The common area of ground floor of the above building will be covered under the vision of C.C.TV. Cameras and that cameras will be common for all unit holders.
4. There are at present one bore-wells provided for each wing with internal connections to the overhead water tanks of above building.
5. The bore-well pump and pipe connections and machineries required for proper functioning of bore-wells.
6. The one water storage tank on the top of the each wing having two compartment mainly one compartments for daily use of water and another compartment for drinking water facility.
7. One underground water tank common for all the building mentioned above.

दस्त क्र. - २
8024/2022
92402

8. Electric motors pipe connection, switch board, starter and other electrical equipments provided for pumping of water from ground level upto the storage tank of the above each wing / building.
9. Two Municipal water connections common for all unit holder of the said building for provision of drinking water from Municipal Corporation Jalgaon and the water bill of the said drinking water connection is to be paid by all unit holders of above building.
10. Meter Room and cable used is common for all owners.
11. Electric D.P. with underground cable upto meters of each Unit with provision of electric meter room common for all unit holders of the each wing / building. Expenses related to Electric D.P. is born by Grantor from Society maintenance Fund.
12. One three phase connection for each wing / building is taken which will be used for lift and other common amenities provided for the above said building.
13. There will be one lift provided for the each wing / building which is common for all unit holder of the above said building.
14. On the above project there will be parking available on ground floor of building. Also parking will be available in side passage of this building and wherever the area will be available for parking of vehicles of unit holders of the above building and that is common for all unit holder.
15. Unit owners will have to ensure that no vehicle is ever parked in front of entrances to society so as to

block the passage & cause obstruction to the free movement of vehicles.

16. One Septic Tank provided for of the each wing / building is common for all unit holder for building.
17. One Staircase of building common for all unit holder for each wing / building.
18. One Lift of Building are common for all unit holder of building with power backup for all lifts provided for each wing /building.
19. Area below staircase of Building will be common for all unit holder of each wing / building.
20. Compound wall with gates are common for all.
21. Lobbies of each Wing / Building are common for all.
22. Plumbing network through out the building in common area and is common for all.
23. Electric wiring network through out the building in common area and is common for all.
24. Necessary Light connections through out the building in common area and is common for all and will have to maintained periodically by the association.
25. Drainage lines through out the building in common areas.
26. The foundations; main walls, columns, beams, girders and roof total building as described in plan.
27. No member of the association / unit holder shall exempt himself from liability for his contribution towards common expense by waiver of the use of enjoyment of any of the general or restricted common areas and facilities or by the abandonment of his apartment.

28. Every owner / unit holder even if it is rented or leased must perform prompt all maintenance and repair work within his own unit, which if omitted would affect the entire building or a part of building belonging to other owners, be being expressly responsible for the damages and liabilities that may arise due to his' failure to do so.

जे ५१ ५ - २
दस्त क्र ८२५/२०२२
98/02

29. The unit holders shall not place or cause to be placed in lobbies, vestibules, stairways elevators and other common areas and facilities of a similar nature, any furniture, package or objects of any kind. Such area shall not be used for any purpose other than normal transit through them.

30. The association shall have elevator(s) deveted only for the transportation of the owners and their guests alongwith small lightweight freight. However, heavy packages goods, shifting merchandises will not be permitted to be transported by elevators and can be done only by the staircase.

31. In case a failure is met to do as told above, the elevator will have to be maintained by the association and any part / defect caused to lift as a result of such activity the cost of repair will have to be borne by the unit holders or his tenant in case the owner has rented or leased his flat.

32. The purpose of these guidelines for the occupants of **'SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS'** is to help to maintain the entire compels as a high quality environment for residential purpose. Being intended fit for the benefit of all unit holders and biding on all unit

owners their servants, guests, licenses and permitted occupants.

33. Potted plants shall not be kept on window grills of any flat, it shall be kept on the balconies / inside the grill of the plants are hung from the ceiling it should be hung in such a way that water overflowing from the pots will fall on the balconies and not outside grill.

34. WC / Toilets should be used only for the purpose for which they are intended and no rubbish or any other material should be thrown into them. The cost of clearing any blockage and / or making good any damage from their misuse will be changed to the resident of the unit where the problem originated as investigated by the competent personal.

35. Unit owners / their children / guests / licenses must not cause any damage to the common areas / services / facilities. Damage if any will be rectified by the Association and charged to the unit holder responsible for it.

36. When any resident member desires to use the common area or any other common area he / she must ensure that they don't cause hinderance / hardship to other residents. It will be his and only his sole responsibility to clean the premises and to restore it to its previous condition if any damage in cause to any / a common facility / space the resident will have to arrange restoration to its original condition and his own cost and expenses.

37. The association reserves the right to evict any resident from a unit which is rented / leased for reasons of any misdemeanor, or misconduct, indecency or for carrying any activity causing ill to

the well being of the neighbors and the community on general.

जल स - २
दस्त क्र C2L5 /२०२२
92/02

38. All the common facilities will be under the responsibility of the association each wing / building and will have the maintained periodically so as to be used in its utmost condition.

39. Any damage to the exterior / diversion of the building due to changes / alternation / additions, carried out by the unit holder will have to rectified and be brought to its original condition at the cost and expense of the unit holder.

40. No car of any unit holder / his guest / leases shall be parked in such a way so as to obstruct the route of any other residents / owners.

41. No interior work/ renovation/ addition/ alternations being carried out any unit holder without prior permission R.C.C. consultant **Mr. Milind Rathi** and Association of each Wing/ Building.

42. In case of interior work / renovation / addition / alternations being carried out any unit holder they must at all time clean all the common areas which they have loitered and remove debries or garbage related to their work immediately on a day to day basis. This arcas include the car park, stairs, front entrance, lobbies etc.

43. No core cutting for AC can be done without prior permission of building R.C.C. consultant Mr. Milind Rathi .

44. Further if core cutting is done in the brick work the debris which will fall on the unit holders flat beneath the one where the core cutting is done

THE JOINT SUB-REGISTRAR
MALGAON

will have to be cleaned / cleared and disposed properly as stated in the guidelines previously.

सह दु नि - २
९२५/२०२२
१०१०२

15. If due to debris any damage / breakage is caused on the unit holder below where the core cutting is done. All repairs will have to done by the unit holder at his own cost and expense within 7 days.

3) Restricted Areas & Facilities :

The terrace of both building is owned and possessed by the Grantor and developers only. Grantor and developers have not used full FSI, potential of this plot. Further in future FSI potential of this plot may increase, for which the owners and developers have right to use on floors above presently sanctioned floors, subject to sanction from appropriate authority, & sell to prospective customers. The present unit holders shall not take any objection for construction on such terrace and shall give consent if required. The Terrace of the Building is own by Grantor and developers. The Grantor and developers can retain and rent or licence if possible, suitable portions of the terrace to outsiders for commercial purposes and can obtain rent out of it viz. to mobile towers etc. or as desired.

The terrace above such added construction of said building will be owned by unit holders of said building for their use and enjoyment Grantors have taken care to provide for such additional load in RCC design of columns. The present unit holders shall not take any objection for construction on such terrace and shall give consent if required.

All unit holders in the said project known as '**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**' shall not change the

plan prepared by architect Mr. Niraj Mantri and sanctioned by the corporation so also as per the design of R.C.C. consultant Mr. Milind Rathi . Even though in case any flat purchaser seeks to make any changes which may affect structural elements of the building in that case he/she must obtained a NOC certificate from R.C.C. consultant Mr. Milind Rathi and if no such NOC is obtained then the onus in case of any structural damage caused due to the flat owners alteration and or addition, it will be the sole responsibility of the flat purchasers, who have made such changes without permission and he/she will to face to consequences like wise as directed by the competent authority.

जोड पत्र - २
दस्त क्र. BRL4/२०१२
94/02

SIXTH :

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 as mutually decided in the meeting of the Association of Apartment Owners of **'SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS'** Condominium separately . And THAT, right, title and interest of each owner of all unit in common expenses for security, Housekeeping for the said building as mutually decided in the meeting of the Association of Apartment Owners of **'SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS'** Condominium separately.

SEVENTH :

THAT, the administration of **'SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS'** Condominium consisting of aforesaid

दस्त नं. ८२८५/२०१२
9/4/02

building and parcel of the land described in the paragraphs first and fifth of this Deed and with the provisions of bye-laws which are made a part of this Deed and are attached herewith.

EIGHT :

THAT, as appears above a plan of Apartment Ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that the family units comprised in the said building called '**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**' 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 and facilities.

NINETH :

THAT, for the purpose of stamp duty and registration fees to be imposed on the registration of this Deed in the Register of Declaration and Deeds of Apartment under section 13(b) the value of the '**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**' Condominium is valued at as per Government Valuation.

TENTH :

THAT, so long as the Grantors owns one or more of the family units the Grantors shall be subject to the provisions of this Deed and of the Exhibit attached hereto and the Grantors 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 of **'SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS'** Condominium.

जलग - २
दस्त क्र.२२८५/२०२२
2012

ELEVENTH ;

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.

TWELVETH :

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

THIRTEENTH :

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

FOURTEENTH :

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.

Exhibit – 2
Sr. No. 624/2022
29/02/--

FIFTEENTH :

THAT, the dedication 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.

SIXTEENTH :

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.

SEVENTEENTH :

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 on (1) charge, if any of the family unit for payment of Government of Municipal taxes or both, and (2) all sums unpaid on a first mortgage of the Apartment.

EIGHTEENTH :

THAT, all present or future owners, tenants future tenants or any other person that might use facilities of the building in any manner, or 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 hostel purposes, which shall be defined as (a) rental compensation or compensations for any period less than thirty days or (b) any rental of the 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 is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye-laws in **Exhibit "B"** attached hereto.

ज ल न - २
दस्त क्र. 2214/२०२२
2262

NINETEENTH :

THAT, if the property, subject to 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.

TWENTIETH :

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 sub-ordinate to such mortgage.

दस्त नं - २
२८५/२०२२
23/02

TWENTY FIRST :

THAT, in voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the Grantors 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 Grantee right to recover from the Grantors 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 Grantors liable for nor shall be family unit conveyed by subject to charge for any unpaid assessments made by the Association of Apartment Owners against the Grantors in excess of the amount therein set forth.

TWENTY SECOND:

THAT, the Manager or Board Managers of the Association shall obtain and continue in effect banked 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 THIRD:

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 accounts of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

IN WITNESS WHEREOF the Grantors have set his signature on this 6th day of December -2022 at Jalgaon.

जलन - २
दस्त क्र.८२५/२०२२
२६/१२

1. JAIN BUILDCON THOUGH PARTNER



.....

A) MR. SIDDHARTH ARVINDKUMAR JAIN



.....

B) MR. AKASH ARVINDKUMAR JAIN



.....

C) MR. MANOJKUMAR INDARCHAND SURANA

No. 1 for himself and
Power of Attorney Holder of No. 2 to 4
GRANTOR

WITNESSES :

Sr. No.	Name Address	Sing
01.	Mayur Santosh Patil Ayodhya Nagar, Jalgaon	.....
02.	Jayant Parshuram Choudhari Ramanand Nagar, Jalgaon.	.....

EXHIBIT "B"

BYE LAWS OF SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS CONDOMINIUM.

दु.नि.नं. – २
२४/102

1) SHORT TITLE AND APPLICATION

a) These bye-laws may be called the bye laws of the "**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**" Condominium.

b) The provisions of these bye-laws apply to both the "**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**" Condominium.

All present or future owner, 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 bye-laws.

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 required 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

जल नं - २
दस्त क्र.8224/2022
2E/02

the purpose of **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** Condominium.

c) 'Board' means a Board of Managers consisting of five persons all of whom shall be owners of Apartment in the **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** Condominium.

d) 'Building' means the building located at **All that piece & parcel of CTS No. 7757/1 having total admeasuring area 1062.00 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon** and known as **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** Condominium and includes the land forming part thereof.

e) 'Declaration' means the Declaration which the sold owner of the building or all the owners of the building have executed and registered s 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 owners means the person owing an Apartment in the **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** Condominium.

h) 'Section' means a section of the Act.

i) 'Unit' means a family unit in the **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** 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.

दस्त क्र. ८२८५/२०२२

3) APARTMENT OWNERSHIP

The building located at **All that piece & parcel of CTS No. 7757/1 having total admeasuring area 1062.00 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon** and the building known as **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** 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 **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** Condominium situated at **All that piece & parcel of CTS No. 7757/1 having total admeasuring area 1062.00 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon** (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 outside 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.

जळगाव - २
दस्त क्र. ८२८५/२०२२
24102

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

h) to frame rules, with approval of the general meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity and if necessary for the benefit of the employees of the Association.

i) to do all things necessary or and 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 THE ASSOCIATION :

1) All persons who have purchased Apartment in the **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** Condominium and executed respective Declarations under Section - 5 submitting their Apartment to provisions of the Act, shall automatically be members of the Association, and shall pay the sum towards one time maintenance charges as decided in the meeting of members of Association. Ten Rupees as entrance fees and may purchase at least one share of the face value of Rs. 251/- each. Each apartment Owner shall receive a copy of the bye-laws on payment of Rs. 200/-

दस्त क्र. ८२८५/२०२२
20/02

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 Rs. 100/-. The shares held by an Apartment Owners shall be transferred in the name of such purchaser or donee on payment of Rs. 100/- 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 purpose of administration of the **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** 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 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).

ज ल न - २
दस्त क्र ८२८५/२०२२
३०/८२

8) DISQUALIFICATIONS :

No Apartment owner shall be entitled to vote on the question 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 by-laws the presence in person of a majority of owners shall constitute a quorum.

11) VOTES TO BE CASTE IN PERSON :

Votes shall be cast in person.

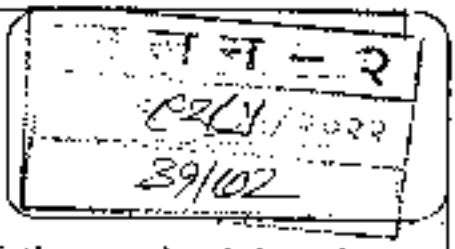
CHAPTER - III

ADMINISTRATION

12) POWERS AND DUTIES OF ASSOCIATION :

The Association will have the responsibility of Administering the "**SAI YASH HEIGHTS & SAI PRAKASH**

HEIGHTS" 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 person.



13) PLACE OF MEETINGS :

Meetings of Association shall be held at suitable place convenient to the owners as may from time to time designate by the Association.

14) ANNUAL MEETINGS :

The first annual meeting of the Association, shall be held as per decided by the members of Association. Thereafter, the annual meetings of the Association shall be held on the 31st March of 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 law 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 authorised 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.

जलना - २
दस्त क्र. ८२५/२०२२
३२/०२

16) NOTICE OF MEETINGS :

It shall be the duty of the Secretary to mail or send 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 this 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 of 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 Registrar or of the office, duly authorised by them, if present.
f) Report of Committees.
g) Election of Board of Managers.
h) Unfinished business if any.
i) New Business.

JOINT SUB-REGISTRAR CLASS-II

CHAPTER - IV

BOARD OF MANAGERS

19) MANAGEMENT OF ASSOCITION :

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 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 resolution of the association the Board shall be responsible for the following that is to say :

a) Care, upkeep and surveillance of the "**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**" 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 "**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**" 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 accounts books and to take steps for the recovery of all sums due to the Association.

जा ले भ - २
वस्त क्र ८२८५/२०२२
38102

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 shall authorise 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 3 years and term of office of one 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 unit their successors have been elected and hold their first meeting (if a larger Board in 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 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.

उ ल न - २
दस्त क्रमांक ८२८५/२०१२
३१/०२

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 than 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 heard at meeting.

26) ORGANISATION MEETING :

The first meeting of newly elected Board shall be held within 10 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.

JOINT SUB-REGISTRAR CLASS-2 ULGAON-2

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 hold 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 maybe called by the president of 3 days notice to each Manager, given personally or by mail or telegraph, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the board shall be called by the president or secretary in the manner and on like notice on the written request of at least 3 Managers.

जा ल ना – २
दस्त क्र. ४२५५ / २०२२
३६/०२

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, and 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 meetings as originally called may transacted without further notice provided there is quorum present.

31| FIDELITY BONDS :

The Board may require that all officers and employees of the Association funds shall furnish adequate fidelity bonds. The premium which such bonds shall be paid by the Association.

दस्त नं - २
२८५ / २०२२
३१४८२

CHAPTER - V

OFFICER

32) DESIGNATION :

The principal officers of the Association shall be President, Vice-president, Secretary, Treasurer all of them shall be elected by and from the Board, they may appoint an Assistant Treasurer and Assistant Secretary, such other officers as in their judgment maybe necessary (in the case of an Association of 100 owners or less the offices of Treasurer and Secretary maybe 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 and shall hold offices at the pleasure of the Board.

34) REMOVAL OF OFFICERS:

Upon an affirmative vote of a majority of the members of the Board any officer may be removed, either with or without cause, any his successor elected 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.

जलगाव - २
दस्त क्र ४२५५ /२०२२
३८/०२

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 an interim basis. The Vice-president shall also perform such other dutics 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 accounts 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 credit, of the Association in such deposit arise as may from time to time designated by the Board.

CHAPTER - V

OBLIGATION OF THE FAMILY UNIT OWNERS

39) ASSESSMENTS :

All owners are obliged to pay monthly assessments imposed by the association to meet all expenses relating to the **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS" condominium** minimum which may include an insurance premium for a policy to cover repair, reconstruction work in

जा.क्र. — २
दस्त नं. 2024
32/102

case of hurricane, fire earthquake or other hazards or calamities. The assessments shall be made pro-rata according to the value of the unit owned as stipulated in the declaration. Such assessments shall include monthly payments to a general operating reserve and a reserve funds for replacements.

40) MAINTENANCE AND REPAIRS :

a) Every month owner must perform promptly all maintenance and repair work with in his own units which if omitted would affect the "**SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS**" **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.

b) All the repairs of internal installations of the unit such as water, light, gas, powers, sewage, telephones, air-conditioners, sanitary installations, doors, windows, lamps and all other assessors belonging to the unit area shall be at expenses of the Apartment Owners concerned.

c) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common area and facilities damaged through his fault.

41) USE OF FAMILYUNITS : Internal Changes :

a) An owner shall not make any structural modification or alterations in his unit, or installations, located therein without previously notifying the Association in writing through the president of the Board, if no Manager is employed. The Association shall have the obligation to

owner within 30 days and failure to do so within the stipulated time shall modification, alterations or installation.

ज ल न – २
दस्त क्र. 624/२०२२
80/02

42) USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES :

1) An owner shall not place or caused to be placed or caused to be placed or caused to be stairway, elevators and other area of condominium and facilities of the similar nature both common and restricted any furniture packages or objects of any kind such areas shall be used for no other purpose than for normal transit through them.

2) The **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** shall have elevators devoted to the transportation of the owners and their guests, owners and trades men are expressly required to utilize exclusively a freight or service elevator for transporting packages, merchandise or any other object that may affect the comfort or well being or the passengers of the elevators dedicated to the transportation of owners, residents and guests.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II JALGAON

43) RIGHT OF ENTRY :

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

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

44) **RULES OF CONDUCT :**

1) No resident of **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS" condominium** shall post any advertisement or posters of any kind or an building except as authorised by the Association.

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

3) It is prohibited to hang garments rugs, etc. from the windows, balconies or form of the facades of the **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** 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 **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS" Condominium** or that procure through the walls of the condominium except as authorised by Association.

ज ल न - २
दस्त क्र ८२८५/२०२२
8/2/22

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 and condition as the Association, with the approval of the competent authority may determine in his behalf.

46) INVESTMENTS :

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 ;

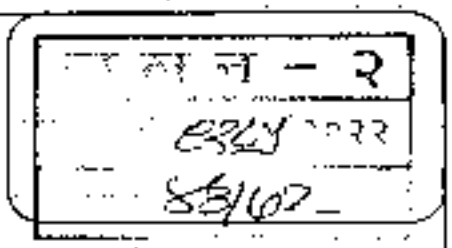
b) In any of the securities specified in Section 20 of the Indian Trust Act, 1982, or ;

c) In any co-operative Bank other than those referred to in clause (a) of the 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 **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** 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 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.1000/- for petty expenses. All payments above Rs. 200/- shall be made by cheques signed by the Secretary and one member of the Board.

2) Each Apartment Owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in 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 assers 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 later than 15th August every year.

जे ल न - २
दस्त क्र. ८२८५/२०२२
८८१०२

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 loaners. The financial statement shall state upto 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 hereinbefore 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 the Association in what respect be finds it incorrect, un vouched or not in accordance with law.

THE JOINT SUB-REGISTRAR CLASS-2 ★ JALGAON-2 ★

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 and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the accounts, which appears to him to require notice.

CHAPTER - VIII

MORTGAGEES

52) NOTICE 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 not 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 shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two member of the Board and Secretary or any other person authorised by the Association in this behalf.

जलगाव - २
दस्त क्र. 2249/2022
85/02

CHAPTER -X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56) AMENDMENT OF BYE-LAWS :

These bye-laws may be amended by the Association in a duty 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 **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** condominium as shown in the Declaration.

But the terrace of said building is owned and possessed by the Grantor and developers only. Grantor and developers have not used full FSI, potential of this plot. Further in future FSI potential of this plot may increase, for which the Grantor and developers have right to use on floors above presently sanctioned floors, subject to sanction from appropriate authority. Also Grantor and developers have absolute rights to sale terrace and/or construction on terrace to prospective customers.. At the time Grantor and developers have rights to modify, alter or amend this Deed of Declaration without permission of any members of association. The members of association shall not take any objection for such modification, alteration or amendment of deed. This is most important condition of this Deed.

IN WITNESS WHEREOF the Grantors have set his signature on this 6th day of December -2022 at Jalgaon.

1. JAIN BUILDCON THOUGH PARTNER



.....

A) MR. SIDDHARTH ARVINDKUMAR JAIN



.....

B) MR. AKASH ARVINDKUMAR JAIN



.....

C) MR. MANOJKUMAR INDARCHAND SURANA

No. 1 for himself and

Power of Attorney Holder of No. 2 to 4

GRANTOR

WITNESSES :

Sr. No.	Name Address	Sing
01.	Sajjad parshuram chaudhari Raymond Nagar, Jalgaon	.....
02.	Mayur santosh patil Ayodhya Nagar, Jalgaon.	.....

जलगाव - २
दस्त क्र. ८२५५ / २०२२
8402

CERTIFICATE

This is to certify that, Ground, First ,Second, Third floor, Fourth floor, Fifth floor, Sixth floor, Seven Floor plan, Terrace, Front Elevation, Section At - A/A, Site plan, Area diagram of each Floor, Area Calculation, Parking Area Statement, Balcony Statement, Schedule of Opening, Area Statement in respect of

Building Known as **"SAI YASH HEIGHTS & SAI PRAKASH HEIGHTS"** situated at **All that piece & parcel of CTS No. 7757/1 having total admeasuring area 1062.00 sq.mtr. of Pimprala, Tal. & Dist. Jalgaon** is drawn and prepared by me and copy filed herewith is a true copy of building plan approved and sanctioned by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. DDMCJ/B/2019/APL/00360 dated 24/10/2019 and amended plan which has been approved and sanctioned by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. T.P./B.P./1354 on dated 21/01/2022 and T.P./B.P./643 on dated 01/08/2022 and which get Occupancy Certificate by Hon'ble Asstt. of Town planning, Jalgaon Municipal Corporation of City Jalgaon by it's Office Letter No. ज.श.म.न.पा./न.र./भोप्र./127 on dated 05/05/2022 and Letter No. ज.श.म.न.पा./न.र./भोप्र./142 on dated 17/05/2022.

THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-2

JALGAON :

DATE : 06/12/2022

NIRAJ R. MANTRI
(B.Arch.)
REG.NO.CA/2001/28114

DECLARATION

We, **JAIN BUILDCON**, Though Partner **1. Mr. Siddharth Arvindkumar Jain** Age- 45 yrs., Occ.-Business, **2. Mr. Akash Arvindkumar Jain** Age- 43 yrs., Occ.-Business, **3. Mr. Manojkumar Indarchand Surana**, Age- 56 yrs., Occ.-Business, All R/o. Shop No. 44, Co-Op. Industrial Development Ltd., Ajintha Road, Jalgaon, Tal. & Dist. Jalgaon declare that—

1. Smt. Usha Rajaram Mahajan, Age- 81 yrs., Occ.-House wife , R/o. 37, Gurudatta Colony, Jalgaon, Tal. & Dist. Jalgaon **2. Shri. Satish Rajaram Mahajan**, Age- 64 yrs., Occ.-Retirement, R/o. D-4, Alankar Housing Society, Near Fire Brigade, Sector No. 24, Plot No. 3/6, Nigadi Pradhikaran, Pune – 411 044. **3. Shri. Sanjay Rajaram Mahajan,** Age 60 yrs., Occ.-Retirement R/o. Yugandhar, Plot No. 87, Sector No. 2, Near, Nana-Nani Park, Jodrayani Nagar, Bhosari, Pune-411 026 for this purpose of Deed of Declaration, Signed & Registered said Power of Attorney in favour of us, before Hon'ble Sub- Registrar Jalgaon-3, Tal. & Dist. Jalgaon by D. No.3311/2021 on dtd. 16/09/2021.

It is declared that the vendor of Power of Attorney is still alive and not dead. And this Power of Attorney is not cancelled by any reason. This Power of Attorney is still valid and legal one. And we are fit to act as per this Power of Attorney. We know that if this declaration is false then we are punishing as per section 82 of Registration Act 1908.

JAIN BUILDCON THOUGH PARTNER

1. Mr. Siddharth Arvindkumar Jain .....

2. Mr. Akash Arvindkumar Jain .....

3. Mr. Manojkumar Indarchand Surana .....

Power of Attorney Holder



जा.स.नं. क्र.२

दस्त क्र.६२८५/२०२२

५०/८२

महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

गाव/पेठ : विस्तारीत क्षेत्र | तालुका/न.भू.का. : न.भू.अ.जळगांव | जिल्हा : जळगाव

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाडयाचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
७७५७/१			१०६२.००	[क - १४७.००] क	२६.९५/३१.७.९१

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष:२०२२

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षांकन
२९/०३/२०२२	नगर भूमापन अधिकारी, जळगांव यांचेकडील पोटहिस्सा आदेश क्रमांक ५०१ दिनांक २८/०३/२०२२ व. पोटहिस्सा मोजणी प.क्र. अ.ला.पो.ही./४१४/२०२२ मोजणी दि. ०२/०३/२०२२ अन्वये पोट हिस्सा ने नविनी मिळकत पत्रिका उघडली असे.		H [१) सिद्धार्थ अरविंदकुमार जैन] [२) आकाश अरविंदकुमार जैन] [३) मनोजकुमार इंदरचंद सुराणा] जैन बिल्डकॉन चे भागीदार	फेरफार क्र.२६४१०प्रमाणे सही- २९/०३/२०२२ न.भू.अ., जळगांव
२९/०४/२०२२	सामिलीकरण नोंद – जिल्हा अधीक्षक भूमी अभिलेख जळगांव यांचे कडील आदेश क्र. शिर/जळगांव/न.भू.क्र.७७५७/१,७७५८,७७५९/सामीलीकरण/२०२२ दि. : २०/०४/२०२२ व मोजणी प.क्र. : अतिरिक्त ही/४८८ कायम/६४१/२०२१ दि. : ०८/१२/२०२१ नुसार ७७५७/१ व्यतेरिक्त ७७५९, ७७५८ हे सर्व न.भू.क्र. रद्द करुन त्या न.भू. क्रमांकाचे क्षेत्र न.भू.क्र. : ७७५७/१ मध्ये सामील केले.		H सिद्धार्थ अरविंदकुमार जैन ०.०० चौ.मी आकाश अरविंदकुमार जैन ०.०० चौ.मी मनोजकुमार इंदरचंद सुराणा ७५७.५० चौ.मी	फेरफार क्र.२६४५६प्रमाणे सही- २९/०४/२०२२ न.भू.अ., न.भू.अ. नगर भूमापन अधिकारी, जळगांव

		२) सतीश पांडुरंग महाजन ०.०० चौ.मी ४) घनश्याम पांडुरंग महाजन ०.०० चौ.मी ३) संतोष पांडुरंग महाजन ३०४.५० चौ.मी	

ई-चालनला पक्षकार राजेंद्र वेडिचाद कमोते यांनी २९/४/२०२२ ३:३४:१९ PM या दिवशी डिजिटली साईन केले आहे





जलन - २

२४/१०/२०१९

४२१०२

Jalgaon Municipal Corporation

APPENDIX-B

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Municipal Corporation of the City of Jalgaon
जळगाव शहर महानगरपालिका जळगाव

Approval No.: DDMCJ/2019/XPL00360
Date:24/10/2019

To,
MR MANOJKUMAR INDARCHAND SURANA,
PLOT NO-38+39,CTS NO-7759+7762,G.NO-47/2 TO 9,OF PIMPRALA ,DIST-JALGAON

Sir/Madam,

With reference to your application No **DDMCJ201900579**, dated **02-08-2019** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949 to carry out development work / Building on Plot No 38+39, Revenue Survey No 47, City Survey No 47/2 TO 9, mauja **PIMPRALA**, situated at Road / Street 9.00M, Society – the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

1) The land vacated in consequence of enforcement of set-back rule shall from 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 of 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 & there after it shall become invalid automatically unless otherwise renewed in stipulated period Construction work continued 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 entitles you to developed 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 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 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 tree 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 here with.
12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporations staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
13) Stacking of building material debris on public road is strictly prohibited. If building material of 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 condition will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act. 1966 Bombay Provincial Municipal Corporation Act 1949.
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 Electric supply mains of M.S.E.D. is available at site.

SUB-REGISTRAR CLASS-2 JALGAON-2

ज ल न – २
दस्त क्र.८२८५/२०२२
५३/७२

Jalgaon Municipal Corporation

APPENDIX D-I

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Municipal Corporation of The City of Jalgaon महानगर पालिका जळगाव

Approval No.: BDMC/M/2019/APT/00369
Date:24/10/2019

To,
MR MANOJKUMAR INDARCHAND SURANA,

PLOT NO-38+39,CTS NO-7759+762,G.NO-47/2 TO 9,OF PIMPRALA ,DIST-JALGAON

16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17) Adequate space from the plot u/c should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.
18) Septic tank & soak pit shall be constructed as per the guidelines Health officer of J.C.M.C. & NOC shall be produced before occupation certificate.
19) a)Before commencing the construction on site the owner/developer shall install a* Display Board on the completing plate on site indicting 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.
20) Proper arrangement in consultation with Telecom Department and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.
21) Before commencing the work, plot/land o/c should be demarcated from Appropriate Authority.
22) Attested copy of city survey map as per site should be submitted with the application form of completion certificate.
23) 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.
24) The construction work should be carried out under the supervision of Licensed Structural Engineer.
25) The owner should provide, the parking facility within his own premises.
26) J.C.M.C. should not be responsible for any ownership dispute arised in future.
27) As per circular No. P.A.R. 103/04 160/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.
28) As Per Maharashtra State Govt. order No. DCR/1094/2829/UD-11 Mantralya, Mumbai Dated - 18/11/2004, Solar Freshest water Heating system A per I. S. specification confirming to I.S. 12933 shall be installed on building.
29) Rainwater harvesting is compulsory near well and boring If it is not provided penalty should be acquired 1000 Rs per year

Assistant Director of Town Planning
Jalgaon Municipal Corporation
Jalgaon Municipal Corporation

उ ल ग – २

-284/२०१२

38/02

MUNICIPAL CORPORATION OF THE CITY OF JALGAON

PH : 2222251, 52, 53, 54, 55 FAX : (0257) 2222250

SANCTION OF BUILDING PERMIT & COMMENCEMENT CERTIFICATE

No.: T.P/B.P/ 1354 — Date: 21/ 01 /2012

To,

Jain Buildcon.

Jalgaon.

Subject :- Sanction of Building Permit & Commencement Certificate in Plot No. [36+37+38+39] of C.T.S. No./G.No./S.No. 7162+7759+7758+7757 — of Pimpalgaon Shivar.

[GN: 47/2009]

Refrence : Your Application & Plan Inward No. T.P/1502 — Dated 29 / 12 / 2011

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planing 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 Lease (G.F.+ Part Six Floor[Living] Comm.+Residential purpose, Total Buitup Area Commercial (15.53 m) + Residential (273.28 m) = Total 288.81 m 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 there of 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 entitles you to develope 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 1966 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 tree 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, 1976.
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 conditions will be dealt with in accord-ance with the provision of Maharashtra Regional &Town Planning Act, 1966 Bombay Provincial Municipal Corporation Act, 1949

Cont 2

जलन - २
दस्त क्रमांक ४५ / २०२२
४५/०२

No.TP/BP/ 1354 — Date: 21/01/2012

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. LND/SR/ 55/78 — Dated: 24/06/76 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. 45416 — is paid for development charges of & water line charges w.r.to the proposed Construction on Plot No. [36+37+38+39] to Pimpale Shiver vide C.T.S. No./G.No. 7762+7759+7758+7757- [G.No. 43/2To] Receipt No. 11603 — dated 07/01/2012

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 indicting 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 from 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 Telecome 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, misleanding 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.

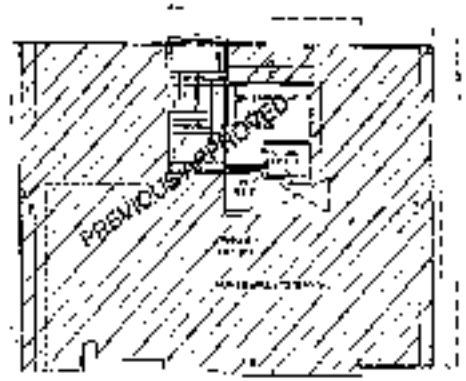
27) The owner should provide, the, parking facility within his own premises.

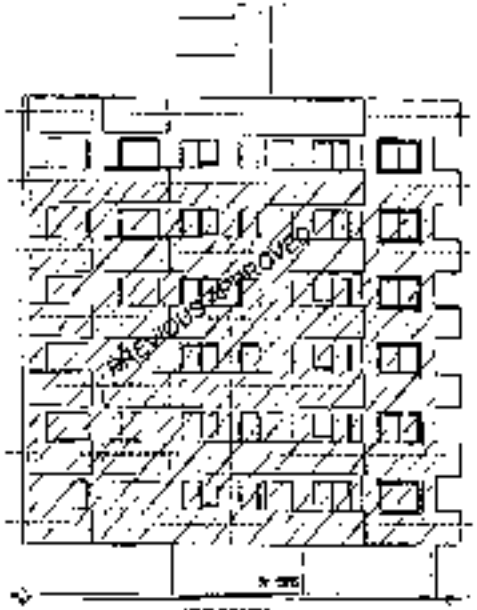
28) J.C.M.C. should not be responsible for any ownership dispute arised in future.

29) As per circular No. F.A.R. 102004 1501/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.

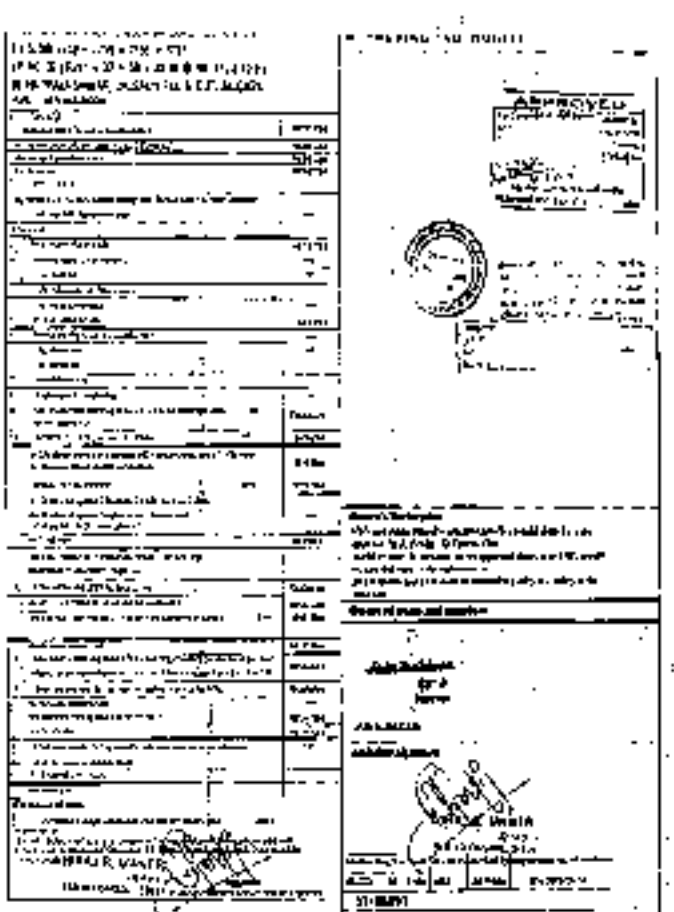
30) As per maharashtra State Govt. order No. DCR/1094/2929/UD-11 Mantralaya, Mumbai Dated - 18/11/2004, Solar Prefixed water Heating system As per I.S. specification conforming to I.S. 12933 shall be installed on building.

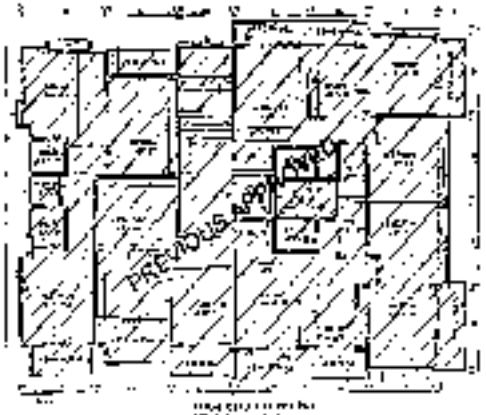
Assistant Director of Town planning / Commissioner
Jalgaon City Municipal Corporation, Jalgaon


PREVIOUSLY APPROVED


PREVIOUSLY APPROVED

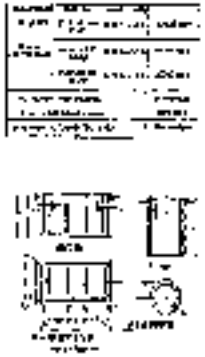

PREVIOUSLY APPROVED

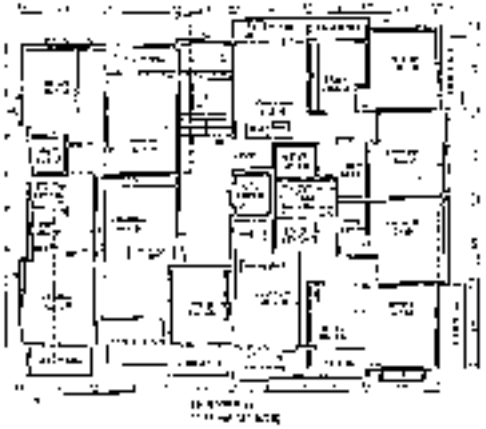


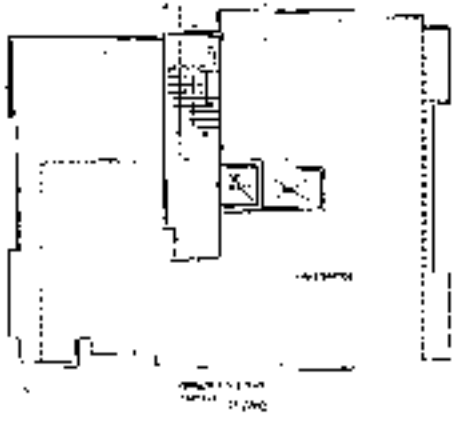

PREVIOUS APPROVED



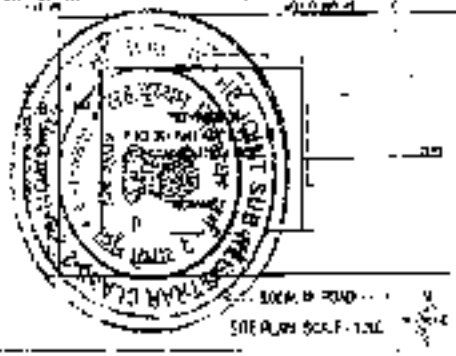


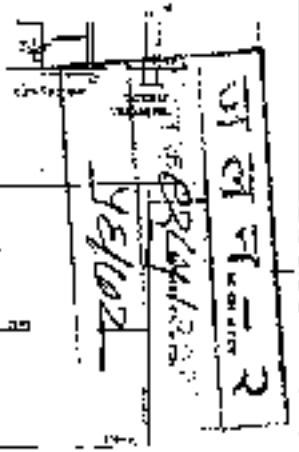









SITE PLAN SCALE: 1:20


APPROVED

जा.ल.ना - २
दस्त नं. ४२५ / २०२२
Yadav

Municipal Corporation of the City of Jalgaon

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

SVB-DIVISION/ AMALGAMATION

ORDER No.: TP/SUB. /AMAL/ TP/ 0617 —

Date 03/09/2021

To,

Name: Jain Builder.

Subject- Sub-Division / Amalgamation of Plot No. [36 Part +37+38+39] in

S.No./ C.T.S. No./ Gat No. 7757 + 7758+7759+7762 of Ampala. Shiwar

Ref. TP/0078 — Date — 04/11/2020 —

The Sub-Division / Amalgamation of Plot No. [36 Part +37+38+39]

in S.No. / C.T.S.No. / Gat No. 7757 + 7758+7759+7762 — of Ampala.

shiwar owned by Shri/Smt. Jain Builder. others

Jalgaon is hereby given Subdivision / Amalgamation permission certificate as per under section 52 & 95 of M.R.T.P.Act. 1966 and as per Building bye-laws & development control rules of bye laws No. 5.4.5 to 5.4.10 & 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 contravenes 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 site from appropriate authority within 30 days from to date of this order & get finally demarcated layout approved from Corporation and no plot should be dispose before this thing completed.
6) Permission for construction should be obtained from Municipal Corporation of the City of Jalgaon befor 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.

8) प्लॉट नं. उड चाय सदनिकेकरीता मिळे आवश्यक असेल.

पेट्रोलजिमिनीचा मंजुर आराखडानुसार बांधकाम परवानगी ही असल्याचे चाय नियमावली

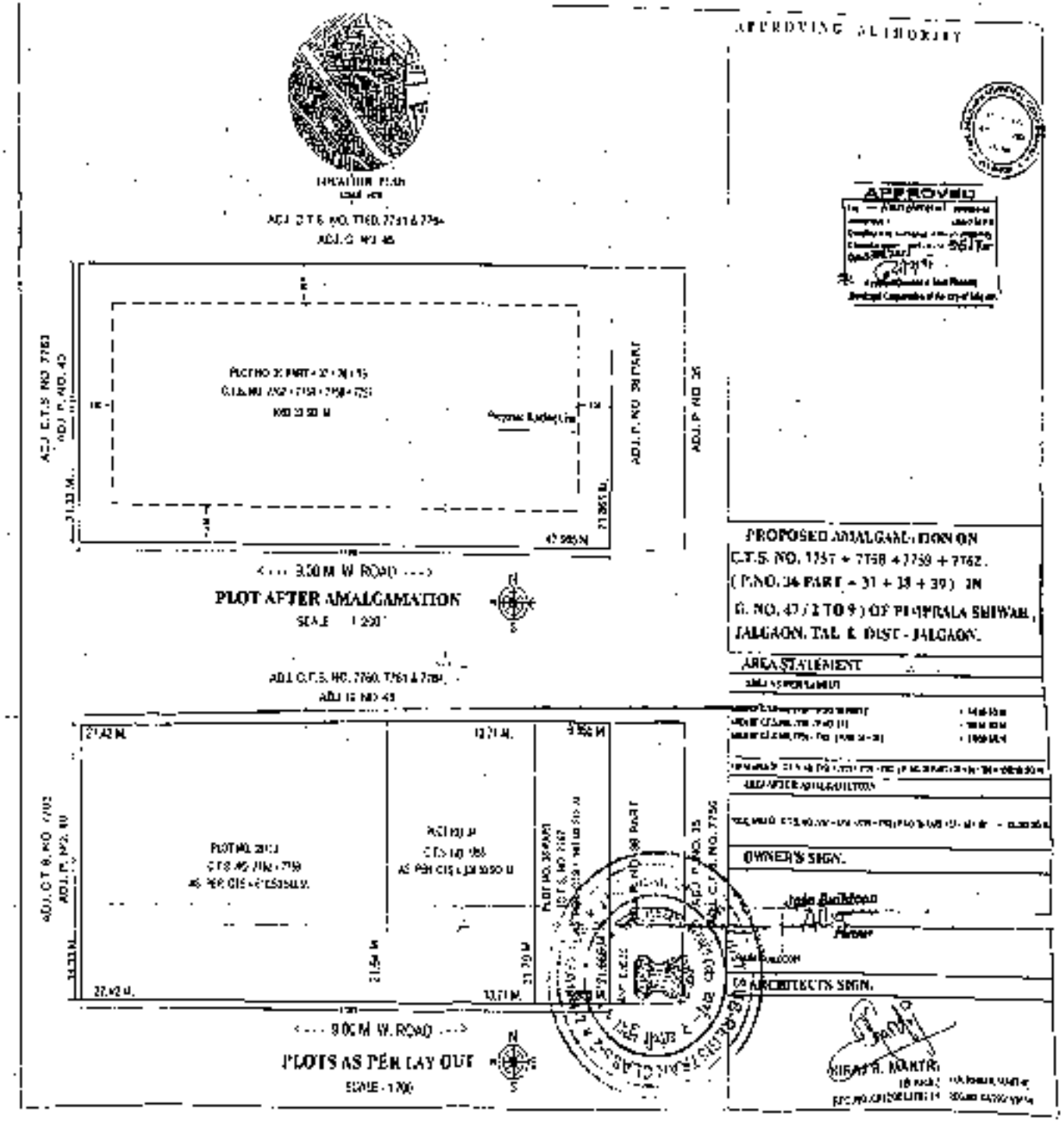
नुसार देण्यात येईल.

10) प्लॉट नं. 36 मधील पूर्वेकडील मंजुरीचे बाजूचे FSI वापरण्यास घेतलेर नाही याची नोंद घ्यावी.

सहाय्यक संचालक नगर रचना

Dy. Commissioner/ TOWN PLANNER

Municipal Corporation of the City of Jalgaon


APPROVING AUTHORITY
APPROVED
ADJ C.T.S. NO. 7760, 7761 & 7764
ADJ. P. NO. 45
PLOT NO. 35 PART + 31 + 38 + 39
C.T.S. NO. 7757 + 7758 + 7759 + 7762
ADJ. P. NO. 35 PART
ADJ. P. NO. 36
< --- 9.00 M W. ROAD --- >
PLOT AFTER AMALGAMATION
SCALE : 1:200
PROPOSED AMALGAMATION ON
C.T.S. NO. 7757 + 7758 + 7759 + 7762 .
(P.NO. 36 PART + 31 + 38 + 39) IN
G. NO. 47 / 2 TO 9) OF PIMPRALA SHIWAR ,
JALGAON. TAL. & DIST - JALGAON.
AREA STATEMENT
OWNER'S SIGN.
Jain Irrigation
Partner
ARCHITECTS SIGN.
ADJ C.T.S. NO. 7760, 7761 & 7764
ADJ. P. NO. 45
PLOT NO. 35/1
C.T.S. NO. 7757 + 7759
AS PER CIS + 21.65 SQ.M.
PLOT NO. 35 PART
C.T.S. NO. 7758
AS PER CIS + 21.65 SQ.M.
ADJ. P. NO. 35
ADJ. C.T.S. NO. 7756
< --- 9.00 M W. ROAD --- >
PLOTS AS PER LAY OUT
SCALE : 1:200
NIRAV R. MARTA
2022

जळगाव शहर महानगरपालिका, जळगाव

सरदार वल्लभभाई पटेल टॉवर प्रशासकीय इमारत

फोन (०२५७) २२२२२६१, ६२, ६३, ६४, ६५ फॅक्स २२२२२६०

APPENDIX I

बांधकाम परवानगी बाबत करावयाचा पत्रव्यवहार पृष्ठ क्रमांक

Bye - Laws No. 10.6

जा.क्र. ज.म.ज.म.पा./न.र./बां.प./१४२ — दिनांक - १५/०५/२०२२

प्रति, जैन विल्डकॉन तर्फे भागीदार

श्री सिद्धार्थ अनिलकुमार जैन व इतर, जळगाव

सहायक आर्किटेक्ट / पडताळणीकार इंजिनिअर / सुपरवायझर श्री, निरज मंत्री

यांचा दि. आवश्यक आवेदन अर्ज क्रमांक —२१/११५३— दिनांक : ३१/०३/२०२२

पुढील कळविण्यात येते की, प्रिमायसेस सिटीसर्वे/न.भू. ४७/३१२ सि.स.नं. / प्लॉट नं. ९६ ५०

+३७+३८+३९

मौजे इच्छादेवी जळगाव येथील भोगवटा इमारतीस बांधकाम परवानगी

नं. ११३५५ — दिनांक : २९ / ०९ /२०१२ अन्वये दिलेल्या परवानगी संबंधीच आर्किटेक्ट/परवानाधारक इंजिनिअर / सुपरवायझर

१ यांचे — पत्रव्यवहाराची पूर्ण झालेले असून सदनिका / गाळेनिहाय / सदनिका + पार्किंग / औद्योगिक वापर

करण्यासाठी खालील अटींस अधीन राहून मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम ३६३ अन्वये भोगवटा परवानगी

देण्यात येत आहे.

इमारतीचे विवरण –

मापे प्रस्तुत मंजुर नकाशा प्रमाणे

THE SEAL OF THE SUB-REGISTRAR CLASS-2 JALGAON-2

ज ल न — २

दस्त क्र ८२५/२०२२

५०/०२

अटी :-

१) मंजुर पूर्ण केलेले बांधकाम इमारतीच्या वापरात अथवा वापरामध्ये महानगरपालिकेच्या पूर्व लेखी परवानगी शिवाय कुठलाही बदल करू नये.

२) परिसरात मंजुरी व्यतिरिक्त जादाचे बांधकाम केल्याचे आढळल्यास ते वाढीव बांधकाम कोणतीही पूर्व सुचना न देता तोडून टाकण्यात येईल व त्याचा पूर्ण खर्च आपणाकडून वसुल करण्यात येईल.

३) लिफ्टचा वापर ऑपरेटरसाठी जागा लागल्यास ती इमारतीच्या चालविक क्षेत्रातून जळगाव शहर महानगरपालिकेस विनामुल्य हस्तांतरीत करणे सापेक्ष.

४) इमारतीच्या व जागेच्या मालकी हक्काबाबत कुठलाही वाद निर्माण झाल्यास त्यास महानगरपालिका जबाबदार राहणार नाही. याबाबत सर्वस्वी जबाबदारी आपली राहील.

THE JALGAON MUNICIPAL CORPORATION 1. सह आर्किटेक्ट जळगाव

सहाय्यक संचालक, नगररचना / प्रभारी

जळगाव शहर महानगरपालिका, जळगाव

दु.नि.सह.नं. - २
824 /२०२२
E9102

05/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. जळगाव 2
दस्त क्रमांक : 8345/2022
नोंदणी :
Regn:63m

सादरकर्त्याचे नाव : विधिका

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	0
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क आकारणीसाठी विचारात घेतलेला तपशील, एक वा अनेक मोबदला किंवा जमीनबाबत असल्यास प्रति चौरस फूट दर	₹
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जळगाव म.न.पा. इतर वर्णन :, इतर माहिती: मौजे पिंप्राळा येथील सिटी सर्वे नंबर 7757/1 यातील एकूण क्षेत्र 1062.00 चौ.मि. यातून मोकळे गार्डन पक्का ड्रेनेज व पार्क प्लाझा हायटेम या इमारती वगैरेचे दुरुस्त पोटखराबा (C.T.S. Number : 7757/1 ;)
(5) क्षेत्रफळ	1) 1062.00 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालय यांचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1): नाव:-1)उमा रमेशराम महाजन 2)महेश रमेशराम महाजन 3)गोपाल रमेशराम महाजन वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. कुटुंब नंबर 44; महाजनी प्रॉपर्टीज Amount Rs. कॉलेज रोड, नेहरूनगर,ता.जि.जळगाव , महाराष्ट्र, जळगाव. पिन कोड:-425001 पॅन नं:-AAOFJ8148R 2): नाव:-1)उमा रमेशराम महाजन 2)महेश रमेशराम महाजन 3)गोपाल रमेशराम महाजन वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. कुटुंब नंबर 44, महाजनी प्रॉपर्टीज [illegible] पॅन नं:-AAOFJ8148R 3): नाव:-1)उमा रमेशराम महाजन 2)महेश रमेशराम महाजन 3)गोपाल रमेशराम महाजन वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा, कुटुंब नंबर 44, महाजनी प्रॉपर्टीज कॉलेज रोड, जळगाव,ता.जि.जळगाव., महाराष्ट्र, जळगाव. पिन कोड:-425001 पॅन नं:-AAOFJ8148R
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/08/2022
(10)दस्त नोंदणी केल्याचा दिनांक	05/08/2022
(11)अनुक्रमांक,खंड व पृष्ठ	8345/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

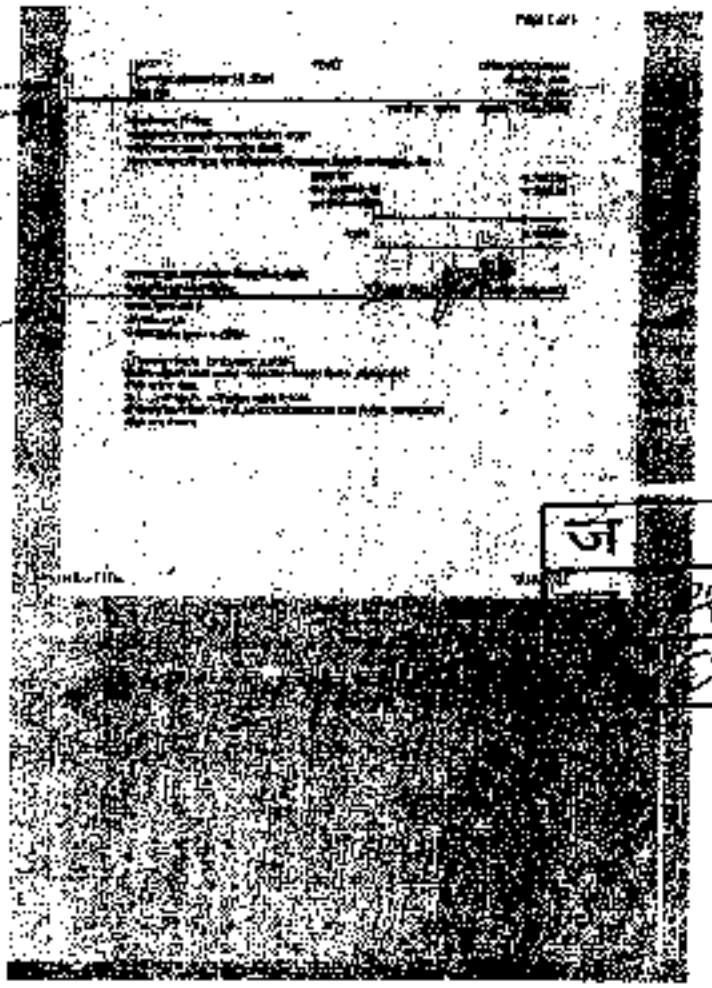
पुनर्वसनासाठी विचारात घेतलेला तपशील.: पुनर्वसनाची आवश्यकता नाही कारण मुल्यमापनानुसार आवश्यक नाही बाजारमाफक तपशिल मुल्यांकनानुसार आवश्यक नाही

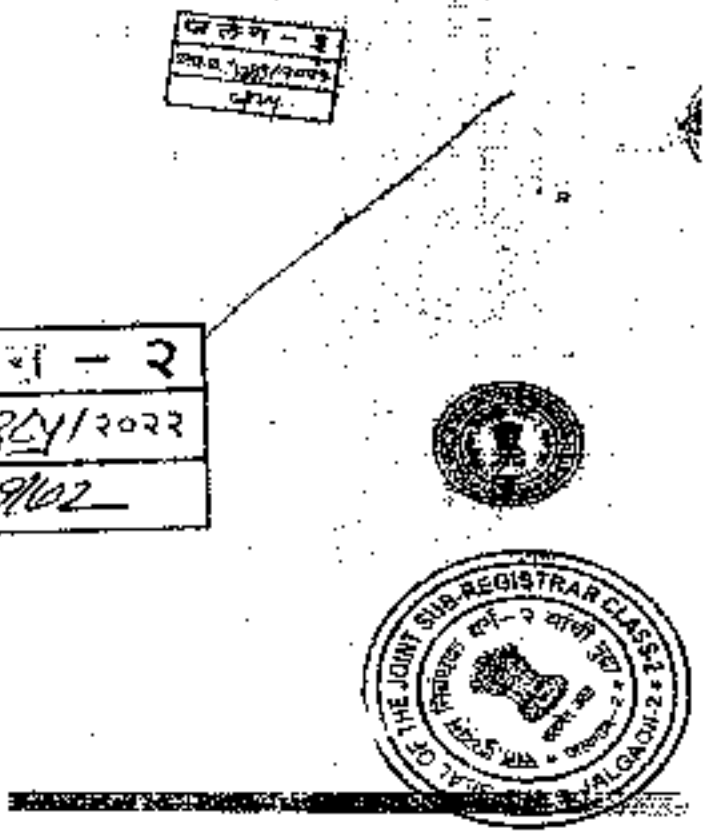
मुद्रांक शुल्क आकारताना दिलेला संदर्भ अनुच्छेद Affidavit

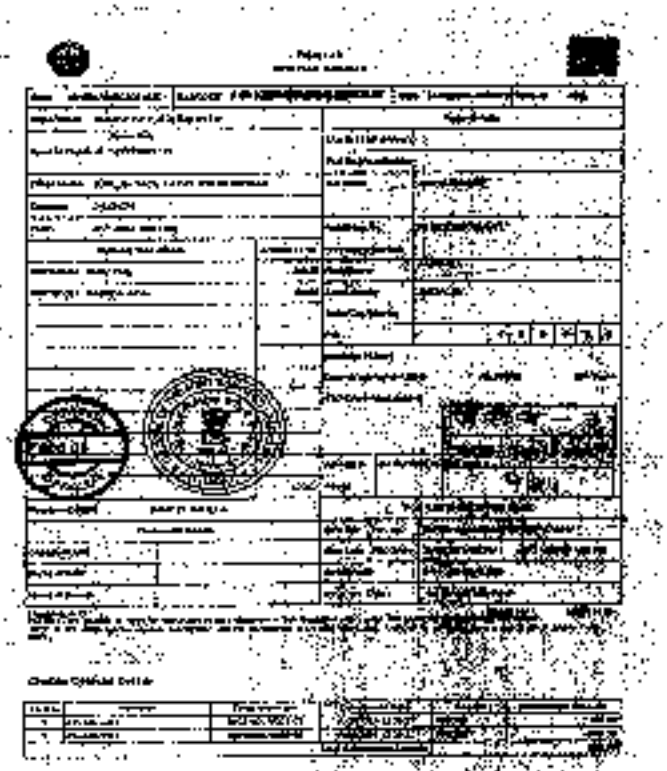
अस्सल बर हुकुम नवकल

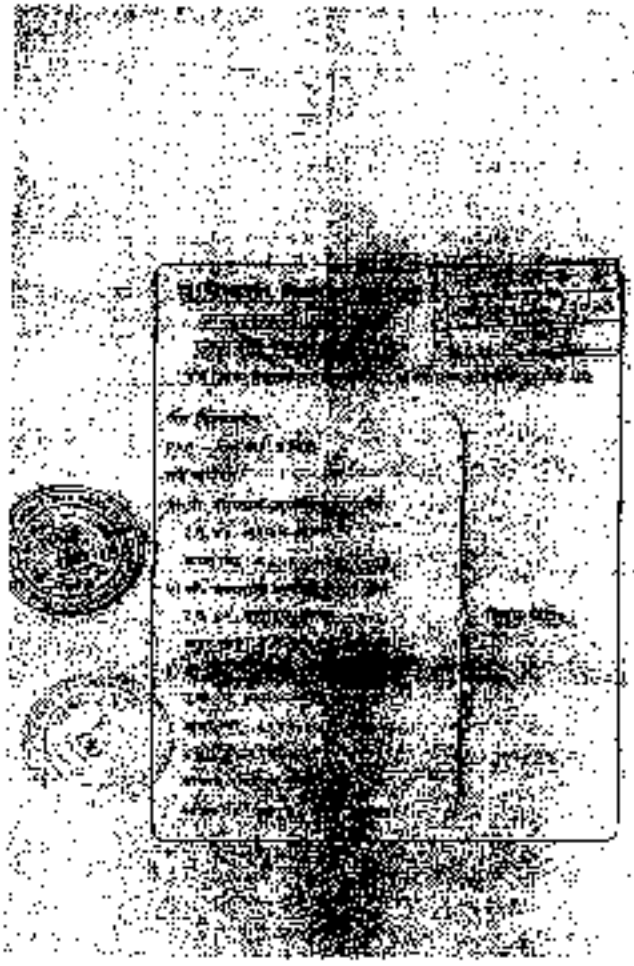
सह दुय्यम निबंधक (वर्ग-२)
जळगाव-२

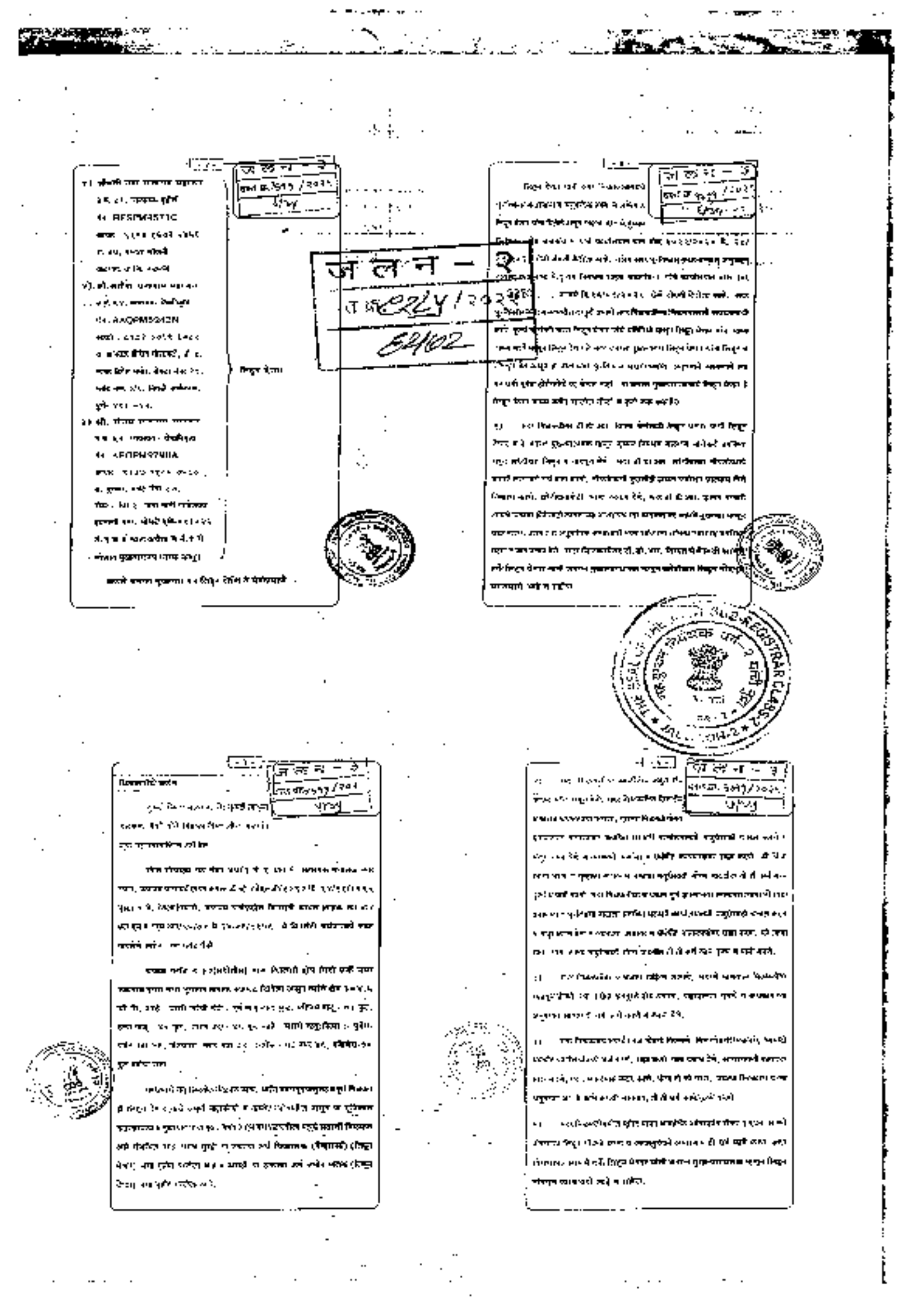
05 AUG 2022

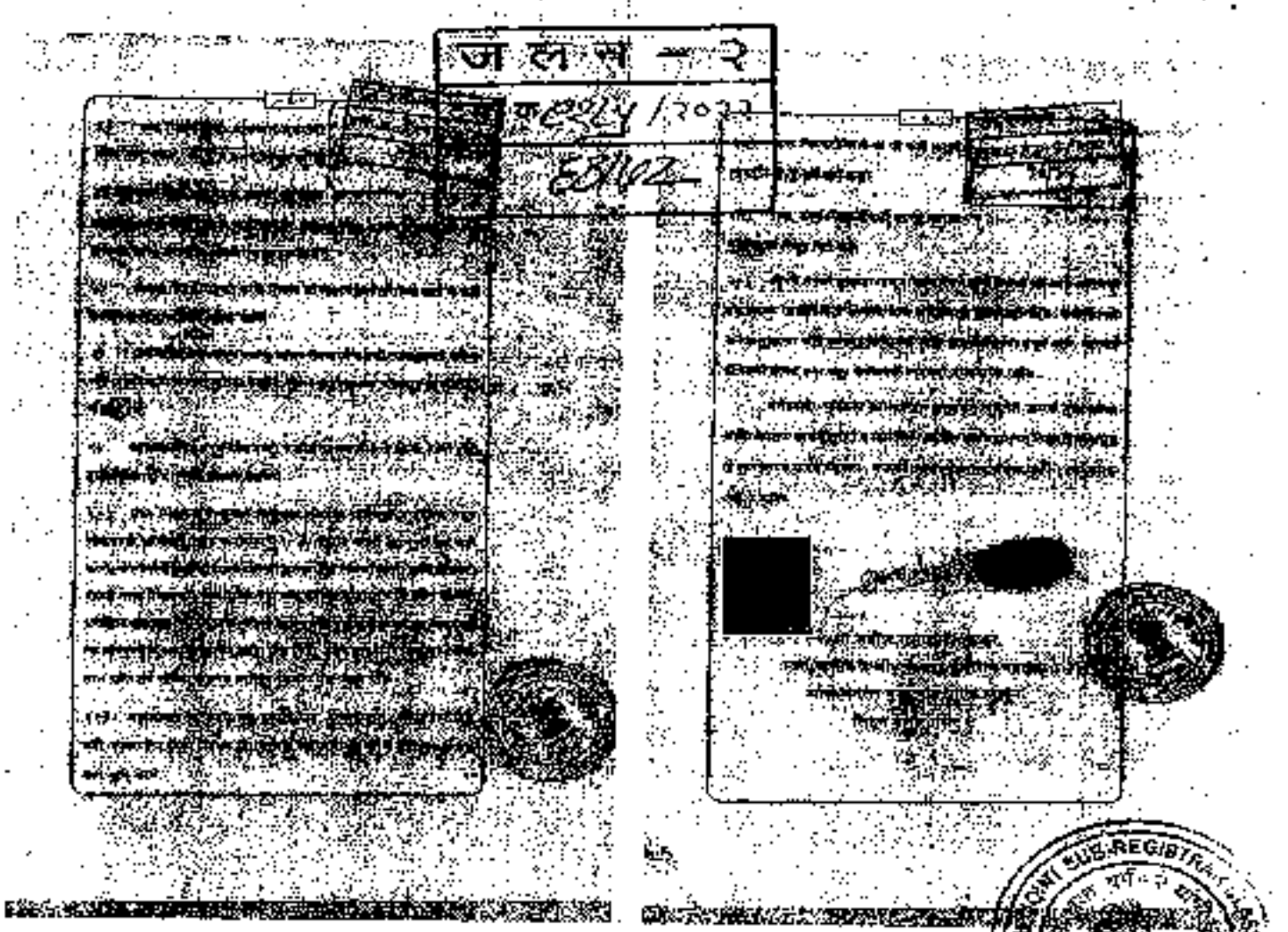



ज ल ग - ३
ज - २
RGY/२०२२
9162
THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-2





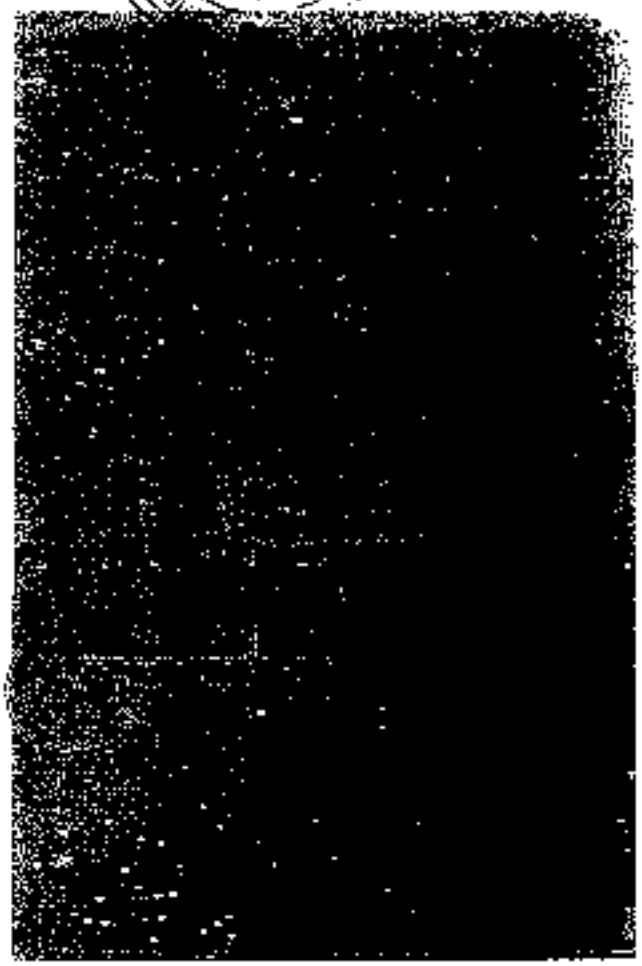


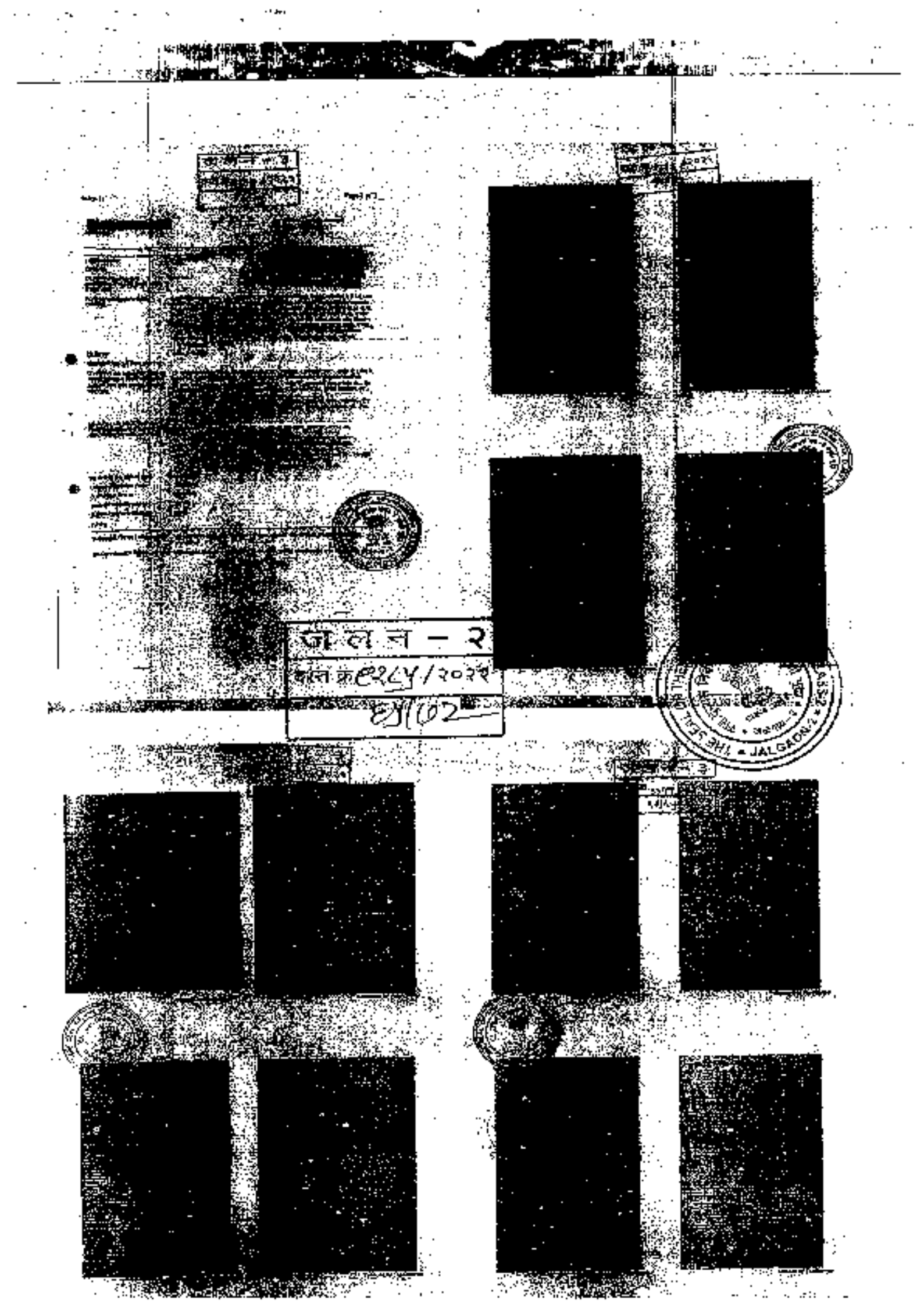

जलज -२

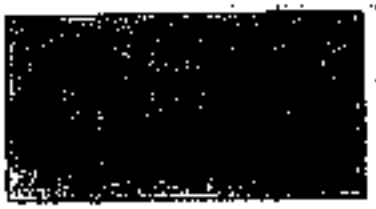
उ ल न - २

दस्त क्र. ४४५/२०२२

६४/७२




जालना - २
दस्त क्र ८२८५/२०२१
एम 02







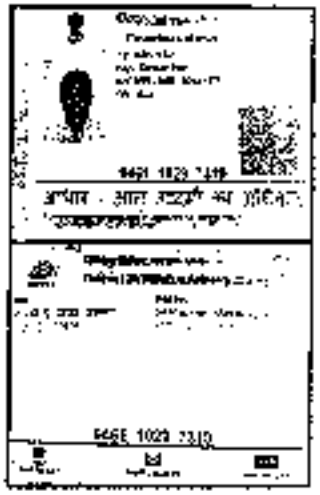




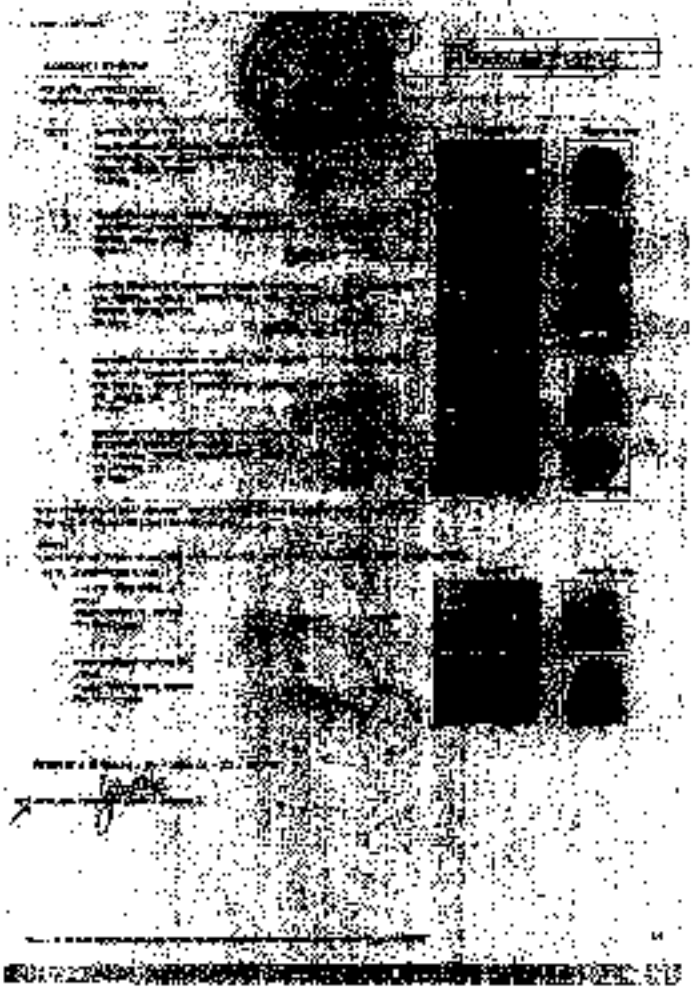






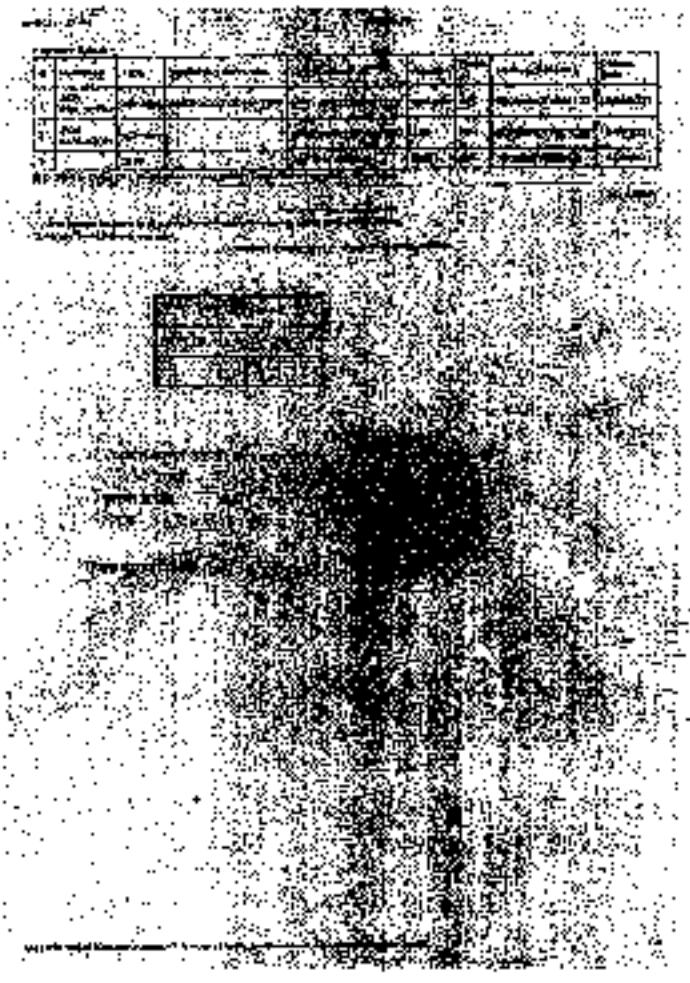






ज ल न – २
दस्त क्र. ९२५५ / २०२२
E01102

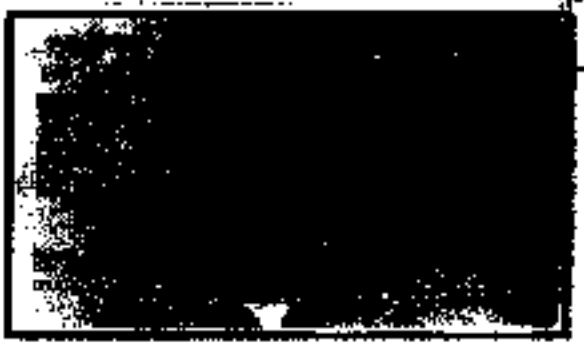


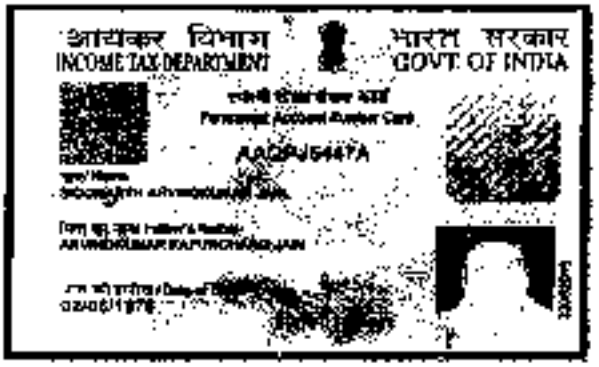


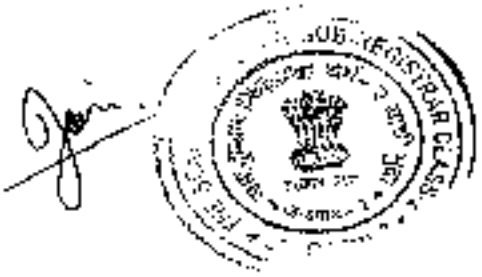
जोड़ पत्र – २

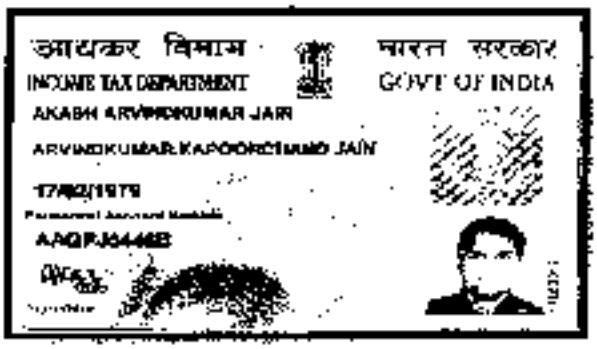
दस्त क्र. 824/२०२२

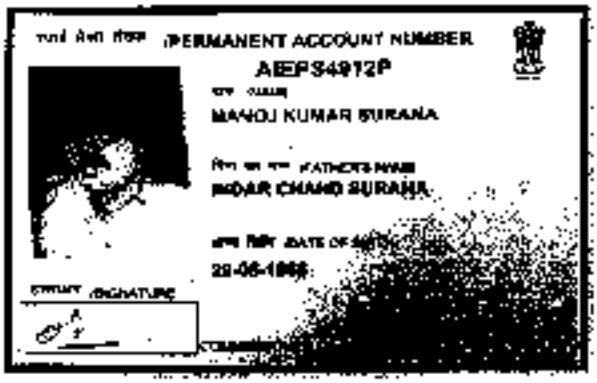
EC/02











जलन - २
दस्त क्र. ९२८५/२०२२
६९/७२

[redacted]

[redacted]

मयूर संतोष पाटील
Mayur Santosh Patil
जन्म तारीख / DOB : 16/09/1993
पुरुष / Male

[redacted]

9461 1029 7319

आधार - आम आदमी का अधिकार

[redacted]

[redacted]

पत्ता
सावखेडे बु. खिरोदा, जळगाव,
महाराष्ट्र, 425504

Address:
Savkheda Bk., Khirodа, Jalgaon,
Maharashtra, 425504

9461 1029 7319

help@uidai.gov.in

www.uidai.gov.in

[redacted]

[redacted]

भारत सरकार

[redacted]

नोंदणी क्रमांक / Enrollment No 1216/16160/05466

To,
जयंत परशुराम चौधरी
Jayant Parshuram Chaudhari
Plot N 16 Tarna
Ramanand Nagar
Jalgaon
Jalgaon Jalgaon
Maharashtra 425001

27/08/2011

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 जळगाव-२ JALGAON-2

Ref: 154 / 116 / 368060 / 368080 / P

[redacted]

UE450163846IN

[redacted]

आपला आधार क्रमांक / Your Aadhaar No. :

5939 1656 7855

आधार — सामान्य माणसाचा अधिकार

[redacted]

[redacted]

जयंत परशुराम चौधरी
Jayant Parshuram Chaudhari
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

[redacted]

5939 1656 7855

आधार — सामान्य माणसाचा अधिकार

[redacted]

119/9285
बुधवार,07 डिसेंबर 2022 6:07 प.न.

दस्त गोषवारा भाग-1

जलन2
दस्त क्रमांक: 9285/2022

दस्त क्रमांक: जलन2 /9285/2022

नोंदणी मुल्य : 0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: ₹.100/-

दु. नि. सह. दु नि जलन2 याचे कार्यालयात

अ. क्र. 9285 वर दि.07-12-2022

रोजी 6:02 प.न. वा. हजर केला.

पावती:11140 पावती दिनांक: 07/12/2022

सादरकरणाऱ्याचे नाव: 1)छाया राजाराम महाजन 2)मनीषा राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व स्वताकरीता मुखत्यार पत्र विस्तकोष तर्फे मालमिळकत धारक अकाश अरविंदकुमार जैन

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 1400.00

पृष्ठांची संख्या: 70

एकुण: 1500.00

दस्त हजर करणाऱ्याची सही

Sub Registrar Jalgaon 2
सह.दुय्यम निबंधक(वर्ग-२)

ओळख पटवणारा

मुद्रांक शुल्क: अनिवार्यनेष

बिल्ला क्र. 1 07 / 12 / 2022 06 : 02 : 00 PM ची वेळ: (सादरीकरण)

बिल्ला क्र. 2 07 / 12 / 2022 06 : 03 : 15 PM ची वेळ (फी)

Sub Registrar Jalgaon 2
सह.दुय्यम निबंधक(वर्ग-२)
जळगाव-२

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-2



07/12/2022 6:11:42 PM

सह दुय्यम निबंधक वर्ग-2

सवलत2
दस्त क्रमांक 9285/2022

दस्त क्रमांक :सवल2/9285/2022
दस्ताचा प्रकार :कोणताहार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:1)जया राजाराम महाजन 2)सतीश राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व खताकरीता मुद्रा जैन बिल्डकॉन तर्फे भागीदार सिद्धार्थ अरविंदकुमार जैन पत्ता:प्लॉट क: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. दुकान नंबर 44, सहकारी औद्योगिक वसाहत लि. अजिंठा रोड, जळगाव,ता.जि.जळगाव, महाराष्ट्र, जळगाव. पॅन नंबर:AAOFJ1514E	सिंहून देणार वय :-44 स्वाक्षरी :-			
2	नाव:1)जया राजाराम महाजन 2)सतीश राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व खताकरीता मुद्रा जैन बिल्डकॉन तर्फे भागीदार सिद्धार्थ अरविंदकुमार जैन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. दुकान नंबर 44, सहकारी औद्योगिक वसाहत लि. अजिंठा रोड, जळगाव,ता.जि.जळगाव , महाराष्ट्र, जळगाव. पॅन नंबर:AAOFJ1514E	सिंहून देणार वय :-41 स्वाक्षरी :-			
3	नाव:1)जया राजाराम महाजन 2)सतीश राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व खताकरीता मुद्रा जैन बिल्डकॉन तर्फे भागीदार मनोजकुमार हुकमचंद मुरारका पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. दुकान नंबर 44, सहकारी औद्योगिक वसाहत लि. अजिंठा रोड, जळगाव,ता.जि.जळगाव,, महाराष्ट्र, जळगाव. पॅन नंबर:AAOFJ1514E	सिंहून देणार वय :-55 स्वाक्षरी :-			

दस्तात नमूद केल्याप्रमाणे देणार यांनी सदर दस्त ऐवज हजर दिल्याचे वेळेस कबूल केलेला.
सिद्धा क 3 ची वेळ 07 / 12 / 2022 06 : 07 : 12 PM

ओळख -

दस्तऐवज सिंहून देणार यांचा ओळखीबाबत देणार यांचे पक्षकाराशी ओळख झाली-ओळखीस आधार पक्षकाराकडे पॅनकार्ड आहे त्याबाबत खात्री झाली असे साक्षीदार यांनी सांगितले आहे.

Sr. No	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	सिंहून देणार 1)जया राजाराम महाजन 2)सतीश राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व खताकरीता मुद्रा जैन बिल्डकॉन तर्फे भागीदार सिद्धार्थ अरविंदकुमार जैन	07/12/2022 06:07:42 PM	सिद्धार्थ अरविंदकुमार जैन M XXXX XXXX 4080	
2	सिंहून देणार 1)जया राजाराम महाजन 2)सतीश राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व खताकरीता मुद्रा जैन बिल्डकॉन तर्फे भागीदार सचिनकुमार अरविंदकुमार जैन .	07/12/2022 06:08:04 PM	सचिन अरविंद कुमार जैन M XXXX XXXX 9081	
3	सिंहून देणार 1)जया राजाराम महाजन 2)सतीश राजाराम महाजन 3)संजय राजाराम महाजन तर्फे मुखत्यारपत्र धारक व खताकरीता मुद्रा जैन बिल्डकॉन तर्फे भागीदार मनोजकुमार हुकमचंद मुरारका	07/12/2022 06:08:25 PM	मनोजकुमार हुकमचंद मुरारका M XXXX XXXX 4557	

शेरकला क्र.4 ची वेळ.07 / 12 / 2022 06 : 08 : 27 PM

सह दुय्यम निबंधक (वर्ग-2)
जळगाव-2

THE SEAL OF THE JOINT SUB-REGISTRAR



Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use As	Deface Number	Deface Date
1	JAIN BUILDCON ETC	eChallan	02U0394202212060045	MH01171685620222E	100.00	SO	0005852529702223	07/12/2022
2		DHC		05122022204197	1400	RF	05122022204197D	07/12/2022
3	JAIN BUILDCON ETC	eChallan		MH01171685620222E	100	RF	0005852529202223	07/12/2022

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

8985 /2022

Know Your Rights as Registrars

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

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

जळगाव - २
दस्त क्र. ८२८५/२०२२
02/02—

मालमत्ता करारनामे खेरीज की सदर दस्तऐवजाचे एकूण 02 पाने आहेत.
पुस्तक नं. १ वर
दस्त क्रमांक ८२८५ वर नोंदला.
दि. ८/१२/२०२२

सह.दुय्यम निबंधक (वर्ग - २).
जळगाव - २

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-2

