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(14) ANNUAL MEETING:-

The first annual meeting of the association shall be held on **31st March** of every year. Thereafter, the annual meeting of the association shall be held on the 31st March of each succeeding year. At such meeting there shall be elected by the ballot of the apartment owners a Board of Managers in accordance with the requirements of by-law (23). The owners may also transact such other business of the Association as may properly come before them.

(15) SPECIAL MEETING:-

It shall be the duty of the President to call a special meeting of the apartment ownersdirected by a resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, 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 there of. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four fifths of the owners present in person.

(16) NOTICE OF MEETING:-

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 to be held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in these by-laws shall be considered notice served. Notices of all meeting shall be mailed or sent to The Housing Commissioner, or, as the case may be, the Registrar.

(17) ADJOURNED MEETING: -

If any meeting of owners cannot be organised because a quorum has not attended the owners who are present, may adjourn the meeting to a time not less than forty-eight hours from the time the original 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 meeting of the owners of units shall be as follows: -

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a) Roll call.

b) Proof of notice of meeting or waiver of notice.

c) Reading of minutes of preceding meeting.

d) Reports of officers.

e) Report of the Housing Commissioner, or the registrar or of the officer duly authorised by them, if present.

f) Report of committees.

g) Election of Board of Managers.

h) Unfinished business, if any.

i) New business.

CHAPTER 'IV'

BOARD OF MANAGERS

(19) MANAGEMENT OF ASSOCIATION:-

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

(20) POWERS AND DUTIES OF BOARD:-

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

(21) OTHER DUTIES:-

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

a) Care, upkeep, and surveillance of the **"OMKARA RESIDENCY"** Condominium and the common areas and facilities & restricted common areas and facilities.

b) Collection of monthly assessment from the owners.

c) Designation, employment, remuneration and dismissal of the personal necessary for the maintenance and operation of the **"OMKARA RESIDENCY"** Condominium the common areas and facilities & the restricted common areas and facilities.

d) to provide for the manner in which the audit and accounts of association shall be carried out.

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e) to inspect the accounts kept by the Secretary and / or Treasurer & examine the Registers and account books and take steps for the recovery of all sums due to the Association.

f) To sanction working expenses, Count cash balance and deal with other miscellaneous business.

g) To see that cash book is written-up promptly and is signed daily by one of the members of the board authorised in this behalf,

h) To hear and deal with complaints.

(22) MANAGER:-

The board may employ for the Association a manager at a compensation determined by the Board to perform such duties and services as the board shall authorise including but not limited to the duties listed in by-law 21.

(23) ELECTION AND TERM OF OFFICE:-

At the first annual meeting of the association, the term of office of two managers shall be fixed for three years; and the term of office of the one manager shall be fixed at one year. At the expiration of the initial term of office of each respective manager, his successor shall be elected to serve a term of three years. The managers shall hold office until 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 manager by a vote of association shall be filled by the vote of majority of the remaining managers, even though they may constitute less than a quorum; and each person so elected shall be a manager until a successor is elected, at the next annual meeting of the Association.

(25) REMOVAL OF MANAGER:-

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

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(26) ORGANISATION MEETING: -

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

(27) REGULAR MEETING:-

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

(28) SPECIAL MEETINGS:-

Special meeting of the board may be called by the President on the three 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 meeting of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three members.

(29) WAIVER OF NOTICE:-

Before or at any meeting of the board any member, may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member at any meeting of the board shall be a waiver of notice by him of the time and place thereof. If all the members are present at any meeting of such board, no notice shall be required, and any business may be transacted at such meeting.

(30) QUORUM: -

At all meetings of the Board, one third of the total strength of the members shall constitute a quorum for the transaction of business, and the acts of the members 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, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as

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originally called may be transacted without further notice, provided there is a quorum present.

(31) FIDELITY BONDS: -

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

CHAPTER V
(OFFICERS)

(32) DESIGNATION: -

The principal officers of the association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by and from the Board, The Board may appoint an assistant treasurer, and an assistant secretary, and such other officers, as in their judgment may be necessary. (In the case of an Association of 100 owners or less the offices of Treasurer and Secretary may be filed by the same person.)

(33) ELECTION OF OFFICERS:-

The officers of the association shall be elected annually by the board at the organisation meeting of each new board and shall held offices at the pleasure of the board.

(34) REMOVAL OF OFFICERS:-

Upon an affirmative vote of majority of the members of the board any officer may be removed either with or without cause and his successor elected at any regular meeting of the board or at any special meeting of the board called for such a purpose.

(35) PRESIDENT:-

The President shall be 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 among the owners from time to time as he may in his discretion decide to the appropriate to assist in the conduct of the affairs of the Association.

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(36) VICE PRESIDENT:-

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

(37) SECRETARY:-

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

(38) TREASURER:-

The treasurer shall be responsible for the 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 be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of Association in such depositaries as may from time to time be designated by the board.

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CHAPTER 'VI'

(OBLIGATION OF THE APARTMENT OWNERS)

(39) ASSESSMENTS:-

All owners are obliged to pay monthly assessments imposed by the association to meet all expenses relating to the **"OMKARA RESIDENCY"** Condominium, which may include an insurance premium for Title insurance and / or for a policy to cover repair and reconstruction work in case of hurricane, fire, and earthquake or other hazards or calamity. The assessments shall be made prorate 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 fund for replacements.

(40) MAINTENANCE & REPAIR:-

1) Every owner must perform promptly, all maintenance and repair work within his own unit, which If omitted would affect the **"OMKARA RESIDENCY"** Condominium, in entirety or in a part belonging to other

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owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

2) All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, air conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment owner concerned,

3) An owner shall reimburse the association for any expenditures incurred in repairing or replacing any common area and facility damages through his fault.

(41) USE OF UNITS: INTERNAL CHANGES -

1) All units shall only be utilized for the purpose as per sanctioned plan by the competent authority, residential unite shall be used for residence and commercial unite shall be used for permitted commercial purpose.

2) An owner shall not make any structural modifications or alternations 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, alternation or installation. The Association must refer RCC consultant before giving any permission to any unit holder to put form any structural change of any kind in any Unit / Common area.

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(42) USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMONAREAS 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 areas 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 **"OMKARA RESIDENCY"** Condominium Condominium shall have elevator devoted to the transportation of the owners and their guests, owners and tradesmen are expressly required to utilise exclusively Staircase for transporting packages, merchandise or any

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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.

(43) RIGHT OF ENTRY:-

1) An owner shall grant the right of entry to the manager or to any other person authorised by the board or the promoter or any representative of the promoter 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 representatives when so required to enter his unit for the purpose of performing installations, alterations or repairs, to the mechanical or electrical services provided that requests for entry is at a time convenient to the owner. In case of an emergency, such right ot entry shall be immediate.

(44) RULES OF CONDUCT:-

1) No owner of **"OMKARA RESIDENCY"** Condominium shall post any advertisement or posters of any kind in or on the 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. Use of any PA or DJ systems will be strictly prohibited. Residents keeping domestic animals shall abide by the municipal sanitary by-laws or regulations,

3) It is prohibited to hang garments rugs, etc. from the windows, balconies or from of the facades of the **"OMKARA RESIDENCY"** 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 installations, television antennae, machines or air conditioning units, etc. on the exterior of the **"OMKARA RESIDENCY"**

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Condominium or that protrude through the walls or for condominium except as authorised by the association.

CHAPTER 'VII'

(FUNDS & 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 form the nucleus of the reserve fund,

d) By raising loans, if necessary, subject to such terms and conditions of the Associations, with the approval of the competent authority, may determine in this behalf.

(46) INVESTMENTS:-

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

a) In the Central Co-Op. Bank or in State Co-Op. Bank ; or

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

c) In any Co-op. Bank other than those referred to in clause (a), 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 **"OMKARA RESIDENCY"** Condominium is situate, the association may, after consulting the competent authority, become member thereof, and pay the sums from time to time payable to such federation under the rules thereof.

(48) ACCOUNTS: -

1) A banking account shall be opened by the association in to which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs.1000/- for petty expenses. All payment above Rs.200/- shall be made by cheques signed by the Secretary and one member of

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the board, provided the board is empowered to increase the value of the amount.

2) Each apartment owner shall have a pass book in which 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 of July in each year publish an audited annual financial statement in respect of the common areas and facilities containing :-

a) The Profit and loss account,

b) The receipts, expenditure of the previous financial years;

c) A summary of the property and assets and liabilities of the common areas and facilities of the association, giving such particulars as wit] disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at;

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

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

(49) PUBLICATION OF ACCOUNTS AND REPORTS:-

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

(50) APPOINTMENT OF AUDITOR:-

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

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(51) POWER OF AUDITOR:-

The auditor shall be entitled to call for and examine any papers or documents belonging to the association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER 'VIII'
(MORTGAGES)

(52) NOTICE TO ASSOCIATION:-

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

(53) NOTICE OF UNPAID ASSESSMENT:-

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

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CHAPTER 'IX'
(COMPLIANCE)

(54) COMPLIANCE:-

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

(55) SEAL OF THE ASSOCIATION:-

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

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CHAPTER 'X'

(AMENDMENT TO PLAN OF APARTMENT OWNERSHIP)

(56) AMENDMENTS OF BY-LAWS:-

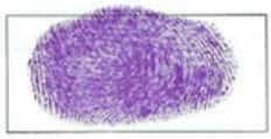
These by-laws may be amended by the Association in a duly constituted meeting for purpose and no amendment shall take effect unless approved by owners representing at least 75%, of the total value of all units in the **"OMKARA RESIDENCY"** Condominium as shown in Deed of Declaration.

IN WITNESS WHEREOF the Grantors have set their signature on this **12th day of August 2022** at Jalgaon.

SIGNED AND DELIVERED BY

Grantors





Jalgaon Projects Pvt. Ltd. Through Its Director
MR. Rupesh Ramesh Munot

Witnesses

1. Bharat Vispute
R/o. Indrawil Housing Soc. Khole Nagar, Jalgaon

2.. Vivek Sitaram Naik
R/o. Gat No. 76 Plot No. 14 Jalgaon



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CERTIFICATE

This is to Certify that, Parking, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor and Sixth Floor area Schedule of Opening in respect of building called as **"OMKARA RESIDENCY"** situated at **Gat No.28** plot no.2, in Pimprala Shivar within the Jalgaon Municipal Corporation Limits, Tal. & Dist. Jalgaon, is drawn and prepared by me and copy filed herewith are the true copies of the **building Plan which is approved and sanctioned** by Commissioner & Assistant Director, Town Planning, Jalgaon Municipal Council, Jalgaon. As per the Commencement and Sanctioned Plan Bearing No. TP/BP/094, dated 28/06/2021 & renewed building permit commencement certificate No. TP / BP / 1767 dated 16/06/2022 issued by Jalgaon Municipal Corporation, Jalgaon

Place- Jalgaon
Date 12/08/2022

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सह-दुय्यम निबंधक वर्ग-२ वाकी ३ जळगाव-३ सत्यमेव जयते

AR._____

REG.NO._____

ANAND A.MUKUND
M.E.(Civil)
J.M.C.Lic.No.244
First Floor,Mayuresh Apt.
Ring Road,Jalgaon-425001
Mob.93262 99499

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प्रतिज्ञापत्र

सदर दस्तऐवज हा मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा. पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार व नोंदणी कायदा १९०८ व त्या अंतर्गत असलेल्या नोंदणी नियमातील तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तऐवज नोंदणी अधिनियम १९०८ चे कलम ३२ व ३२-अ, चे तरतुदीनुसार फोटो चिकटवून व अंगठा ठसवून, स्वाक्षरी करून दुय्यम निबंधक कार्यालयात नोंदणीसाठी दाखल केलेला आहे. दस्तातील संपूर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार, व ओळखदार व दस्तासोबत जोडलेल्या कागदपत्रांची सत्यता दोन्ही पक्षकारांनी तपासली आहे. दस्ताची सत्यता/वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे स्वत जबाबदार राहतील, दस्तऐवजासोबत जोडलेले ओळखपत्र व कागदपत्रे, कुलमुखत्यारधारक व्यक्ती, ओळखदार, साक्षीदार इत्यादी बनावट आढळून आल्यास यांची संपुर्ण जबाबदारी निष्पादकाची राहील.

महाराष्ट्र नोंदणी नियम १९६१ मधील नियम ४४ नुसार व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार सदरच्या दस्तऐवजामधील मिळकतीचे मालक, कुलमुखत्यारपत्र धारक, यांची मालकी व दस्तेवजाची वैधता (Validity) तपासण्याची जबाबदारी नोंदणी अधिकाऱ्याची नाही. मालमत्ता हस्तांतरण कायदा १८८२ चे कलम ५५ नुसार दस्तातील नमूद मिळकतीचे Title (हक्क/अधिकार) तपासावयाची/शोध घ्यायची जबाबदारी लिहून देणार/ लिहून घेणार पक्षकार यांची आहे. याची जाणीव दस्तातील दोन्ही पक्षकार यांना आहे.

दस्तात नमूद केलेल्या मिळकतीबाबत कोणत्याही कार्यालयात अथवा न्यायालयात दावा/ खटला/ वाद दाखल नाही, तसेच दस्तात नमूद मिळकतीबाबत कोणत्याही न्यायालयाकडून स्टे ऑर्डर, किंवा मनाई हुकूम मिळालेला नाही. याबाबतची समज दस्तातील लिहून देणार/ लिहून घेणार दोन्ही पक्षकार यांना आहे. सदरचा मजकुर आम्ही वाचला असून तो आम्हाला मान्य व कबुल आहे.

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दस्त क्र. २२५६/२०२२
3811/10

अहवाल दिनांक : 19/07/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पिंप्राळा तालुका :- जळगाव जिल्हा :- जळगाव

गट क्रमांक व उपविभाग : 28/प्लॉट/2

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी अकृषिक क्षेत्र बिन शेती 3.64.25 आकारणी 0.00	~~1746~~	~~सुरेश रामकृष्ण चिरमाडे~~				(56529)	कुळाचे नाव व खंड
		~~अरुण रामकृष्ण चिरमाडे~~				(56529)	
		------सामाईक क्षेत्र------	0.00.00	0			इतर अधिकार अकृषिक वापर - रहिवास (गावठाणाबाहेरील) बि.शे.परवानगी (6551)
	93855	जळगांव प्रोजेक्टस प्रा लि जळगांवचे डायरेक्टर प्रविण हिरालाल गगडाणी	3.64.25			(61692)	
	~~133629~~	~~आशा चरद पाटील~~				(61692)	प्रलंबित फेरफार : नाही.
		~~योगेश चरद पाटील~~				(61692)	
		------सामाईक क्षेत्र------	0.00.00	0			शेवटचा फेरफार क्रमांक : 61692 व दिनांक : 24/02/2021
जुने फेरफार क्र. (6552)(29067)(52539)							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- पिंप्राळा तालुका :- जळगाव जिल्हा :- जळगाव

गट क्रमांक व उपविभाग : 28/प्लॉट/2

			पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र					निभळ पिकाखालील क्षेत्र						
			घटक पिके व प्रत्येकाखालील क्षेत्र											
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 19/07/2022
सांकेतिक क्रमांक :- 27030007403090000372022196 7

(नाव :- संदिप गुलाबचंद हेमाळ)
तलाठी साझा :- पिंप्राळा ता :- जळगाव जि :-जळगाव

तलाठी, पिंप्राळा

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-3 सह दुय्यम निबंधक वर्ग-२ जळगाव-३ सत्यमेव जयते

जळगांव - ३
दस्त क्र. २२८/२०२२
३१५०



(प्रपत्र सिटर्स २०२१)

MUNICIPAL CORPORATION OF THE CITY OF, JALGAON

Sardar Vallabhai Patel Tower, Administrative Building

Phone : 2222281, 62, 63, 64, 65, Fax : 2222260, Email: jcmcjalgaon@gmail.com

SANCTION OF BUILDING PERMIT & COMMENCEMENT CERTIFICATE

फाईल न - ३

सन २०२२

३६/४०

No.: T.P./B.P./ 094-

Date : 28/6/2021

To,

"Jalgaon Projects Pvt. Ltd, Jalgaon"
Director Shri. Pravin Hiralal Tagdani

Subject :- Sanction of Building Permit & Commencement Certificate in Plot No. 02 of ~~C.T.S. No./G.No./S.No.~~ 28 of Pimprala Shivar.

Refrence :- YourApplication & Plan Inward No. TP/484 Dated 25/01/2021

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 Provinicial Municipal Corporation Act. 1949 (BombayAct. LIX of 1949) to erect Building of Proposed basement + G.F + 1st + 2nd + 3rd + 4th + 5th (Comm.+ Resi.) purpose.

Total Builtup Area Commercial (150.75m²) + Residention (938.75m²) = Total 1089.50 as per plan duly amended in — 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 otherthan 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 Provinical 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 afted expiry of period for which commencement certificate will be treated as unauthorized development & action as-per provision laid down in Maharashtra Regional & Town Planning Act. 1966 and under Bombay Provinical Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4) This permission dose not entitles you to develope the land which dose 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
6) Permission required under the provision of any othe Act, for the time being in force shall be obtained from the concerned authorities befor commencement of work. [viz under appropriate sections of Maharashtra land revenue Code 1965 Bombay HighwayAct. 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 befor 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 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 stritly 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 condition should be strictly observed and breach of any of the condition will be dealt within accordance with the provision of Maharashtra Regional & Town Planning Act. 1966 Bombay Provincial Municipal Corporation Act. 1949

THE SEAL OF THE JOINT SUBREGISTRAR OF ASSURANCES JALGAON-2

No.:T.P./B.P./ 994 Date: 28/06/2021

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 arrangment 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 Ordar No. LNA/SR/242/83 Dated: 7/10/83 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. 137997+44321+54-68 is paid for development charges elt & water line charges w.r.to the proposed Construction on Plot No. 02 to Pimprala Shivar vide ~~C.T.S.No./G.No./S.No~~ 28 of Receipt No. 8366 dated 09/06/2021

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 Enginner and contractor.

ii) Survery No. / Gat No./City Survery 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 survery map as per site should be submitted with the application from of compleation certificate.

25) The owner/Licensed Architect/Engineer/Supervisor-1/Supervisor-II will be held personally responsible, if any incorrect, wrong, misleanding date/ 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 permises.

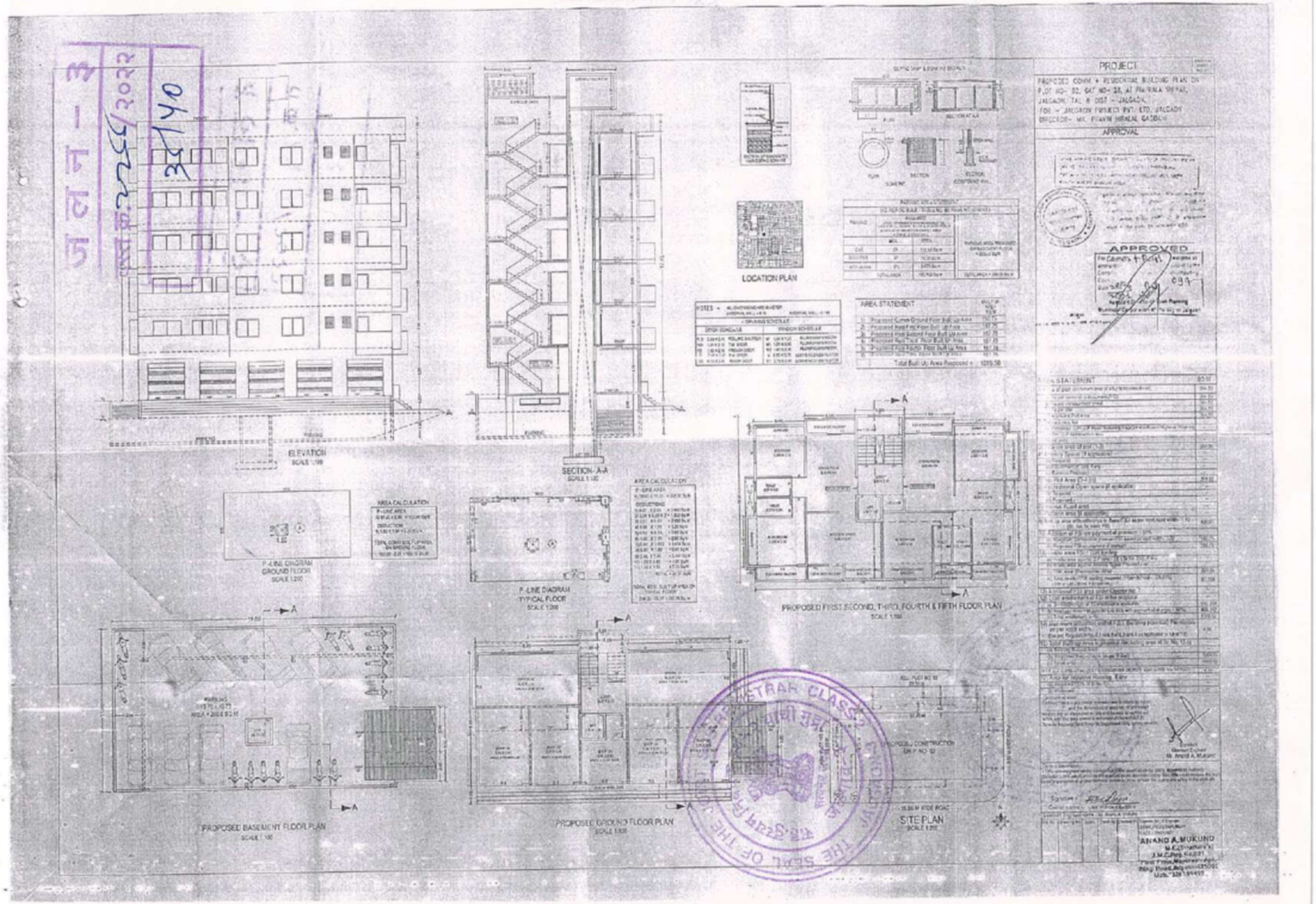
28) J.C.M.C. should not be responsible for any ownership dispute arised in future.

29) As per circular No. F.A.R. 102004 160/L.No./New-20 Dt. 27/02/2004, fly ash genereted from Tharmal power station used in construction material like bricks, blacks, tiles etc. should be used in construction.

30) As per maharashtra State Govt. order No. DCR/1094/2829/UD-11 Mantralaya, Mumbai Dated - 18/11/2004, Solar Presitest water Heating system As per I.S. specification confirming to I.S. 12933 shall be installed on building.

सदर एनडीए धारी यांचे कागदपत्रे हस्ते सेक्शनकडे आहे.

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


PROJECT
APPROVAL
APPROVED
LOCATION PLAN
ELEVATION
SCALE 1:100
SECTION- A-A
SCALE 1:100
P-LINE DIAGRAM
GROUND FLOOR
SCALE 1:200
P-LINE DIAGRAM
TYPICAL FLOOR
SCALE 1:200
PROPOSED FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
SCALE 1:100
PROPOSED BASEMENT FLOOR PLAN
SCALE 1:100
PROPOSED GROUND FLOOR PLAN
SCALE 1:100
SITE PLAN
SCALE 1:200
AREA STATEMENT
ANAND A.MUKUND