

361/807

पावती

Original/Duplicate

Tuesday, March 17, 2020

नोंदणी क्र. :39म

5:19 PM

Regn.:39M

पावती क्र.: 1273 दिनांक: 17/03/2020

गावाचे नाव: मलकापुर

दस्तऐवजाचा अनुक्रमांक: अकग3-807-2020

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: . . . आर्क कन्स्ट्रक्शन अकोला तर्फे 1. अविनाश मोहनराव राऊत

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 30

एकूण:

रु. 720.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

5:38 PM ह्या वेळेस मिळेल.

Sub Registrar Akola 3

बाजार मुल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013507597201920E दिनांक: 17/03/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 620/-

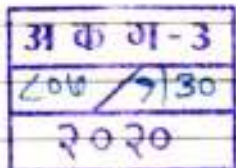
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1703202007226 दिनांक: 17/03/2020

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH013507597201920E	BARCODE			Date	17/03/2020-12:51:07	Form ID	55(A)(2)
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name AKG3_JT AKOLA NO 3 SUB REGISTRAR				Full Name		Aarc Construction Akola		
Location AKOLA				Flat/Block No.		S No. 28/1 Plot No. 69		
Year 2019-2020 One Time				Premises/Building		464 5 Sq Mtrs. Royal The Green Park		
Account Head Details			Amount in Rs.		Road/Street			
0030048401 Stamp Duty			500.00		Area/Locality			
0030063301 Registration Fee			100.00		Town/City/District			
					PIN			
					4 4 4 0 0 1			
 				Remarks (If Any)				
				SecondPartyName=Avinash Mohanrao Raut-				
Total			600.00		Amount in Words		Six Hundred Rupees Only	
Payment Details CORPORATION BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		03502302020031700230 CS170320206148525
Cheque/DD No.				Bank Date		RBI Date		17/03/2020-12:51:36 Not Verified with RBI
Name of Bank				Bank-Branch		CORPORATION BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID

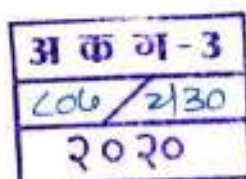
Mobile No. : 9422164265

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

NOTE:- This Chalan is valid for document to be registered in your respective Taluk Office. Not valid for stamping/registration at Government Office.
 सदर चलन केवळ दृढत्व निष्पन्न कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Handwritten signature]

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1703202007226	Date	17/03/2020
Received from Aarc Construction Akola, Mobile number 9422164265, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Akola 3 of the District Akola.			
Payment Details			
Bank Name	CORP	Date	17/03/2020
Bank CIN	10004152020031705636	REF No.	16150052
This is computer generated receipt, hence no signature is required.			



Amr

Shr

DEED OF DECLARATION

(Under Sec. 2 of Maharashtra Apartment Ownership Act 1970)

The said Project "Royal The Green Park" is registered under the Maharashtra Real Estate Regulatory Authority & Reg. No. is P50100024586

THIS DEED OF DECLARATION made and execute at Akola on this 17th day of March, 2020, by :-

AARC CONSTRUCTION, AKOLA, through it's Partners :-

- 1) **Shri Avinash Mohanrao Raut**,
aged about 44 years, Occ. : Business & Agriculturist,
R/o. Ganesh Nagar, Kaulkhed, Akola, Tq. & Distt. Akola.
- 2) **Shri Anurag Shriram Agrawal**,
aged about 48 years, Occ. : Business,
R/o. Ranpise Nagar, Akola, Tq. & Distt. Akola.

(hereinafter referred to as the "Grantors") who are fully empowered and qualified to execute this DEED does hereby state :-

1. That, the Grantors possesses the following land by virtue of two registered Sale Deed dt. 20.09.2010 bearing Sr.No. 3821 and Sale Deed dt. 20.01.2020 bearing Sr.No. 219, which is described as under :-

All that peice and parcel of land, Layout Plot No. 69 out of Field Survey No. 28/1 of Mouje Malkapur, Tq. & Distt. Akola, within the limits of Municipal Corporation, Akola, which is sanctioned non-agriculture by S.D.O. Akola in R.C.No. NAP-34/Malkapur/62/2/62-63 Order dated 28/08/1964 and in the area popularly known as "Nityanand Nagar", the said plot admeasuring as under :-

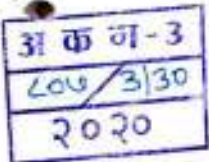
East-West	-	62 feet 6 inch (19.06 Mtrs.)
South-North	-	80 feet (24.38 Mtrs.)
Total Area	-	5000 Sq.Ft. (464.5 Sq.Mtrs.)

which is bounded as under :-

- | | | |
|--------------|---|--------------------------|
| On the East | - | Layout Plot No. 68 |
| On the West | - | Layout Plot No. 70 |
| On the North | - | Service Lane |
| On the South | - | 9 meter wide Layout Road |

.....2

Shri *Anurag*

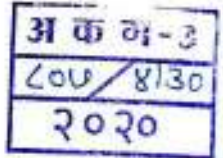


2. On the abovesaid plot admeasuring 464.50 Sq.Mtrs., the Grantors has decided to construct a residencial cum commercial scheme building known as "ROYAL THE GREEN PARK" according to the plans attached here to as Exhibit-A which are aproved by the competant authority i.e. the Municipal Corporation, Akola by their Commencement Certificate No. 14/406/2018-19 dated 03.01.2020. The Postal address of the said building is as under :-

ROYAL THE GREEN PARK

Nityanand Nagar, Gorakshan Road,
Akola, Tq. & Dist. Akola.

3. That the said Scheme shall consist 2 shops and 9 flats. All units are capable of individual utilization on account of having their own exit to the common area and facilities of the Scheme and the family units will be sold to one or more owners. Each owner obtaining a particular and exclusive right thereto and each family unit contituting heritable and transferable immovable property within the meaning of any law for the time being in force in the State (hereinafter referred to as "Family Unit") and also an divided interest in the general and / or restricted common areas and facilities of the building as listed hereinafter in this DEED, necessary for their adquate use and enjoyment and hereinafter referred to as "General and/or restricted common areas and facilities", all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970.



4. That the above said Scheme has the total construction area as per schedule given hereafter.

5. That, this residential family units shall be known as "ROYAL THE GREEN PARK" and that the units and common areas and facilities of the buildings and undivided share in land will be as follows :-

A) Each unit / flats is unfurnished. Construction area & undivided share of each unit will be as under :-

Flat/ Shop No.	Carpet Area	Area of Balcony	Total Carpet area including Balcony	Built-up Area	Super Builtup Area (30% for shops & 35% for resi.)	Undivided Share in Land
	Sq Mt	Sq Mt	Sq Mt	Sq Mt	Sq Mt	Sq Mt
GROUND FLOOR						
Shop No. S1	9.99	-----	9.99	17.25	20.63	8.45
Shop No. S2	9.99	-----	9.99	17.25	20.63	8.45
Flat No. GF-1	80.74	-----	80.74	94.51	112.55	68.32
FIRST FLOOR						
Flat No. FF-1	58.43	10.22	68.65	65.62	92.38	49.43
Flat No. FF-2	58.43	10.22	68.65	65.62	92.38	49.43
Flat No. FF-3	53.65	10.22	63.87	60.25	85.69	45.39
Flat No. FF-4	53.65	10.22	63.87	60.25	85.69	45.39
SECOND FLOOR						
Flat No. SF-1	58.43	10.22	68.65	65.62	92.38	49.43
Flat No. SF-2	58.43	10.22	68.65	65.62	92.38	49.43
Flat No. SF-3	53.65	10.22	63.87	60.25	85.69	45.39
Flat No. SF-4	53.65	10.22	63.87	60.25	85.69	45.39
Total Builtup Area				632.48		

[Handwritten Signature]

B) Terrace of the said scheme/building shall be exclusively owned and possessed by the grantors and the grantor have full right to construct the additional floor on the terrace as per the sanctioned FSI or otherwise ratio is increased. Then the grantors shall have to utilise the said index of additional FSI and other flat owners will not create any obstruction in that regard.

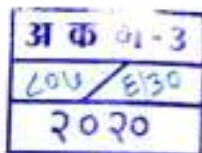
6. Common areas and facilities :-

- i) The piece and parcel of the land more particularly described in para no. 1 of this Deed.
- ii) The following facilities located throughout the building and as shown in Exh. A attached hereto.
 - 1) Plumbing network throughout the Scheme.
 - 2) Electric wiring network in each family unit.
 - 3) Necessary light arrangement in common area.
 - 4) Foundation and main walls, columns, beams and slabs of the building as described in the plans which form part of this deed in Exh. A hereof.
 - 5) Sanitary Fittings & Septic tank.
 - 6) Common Staircase, Lobby etc. throughout the scheme.
 - 7) Common Overhead R.C.C. Water Tank is provided in the said scheme.
 - 8) Parking facility provided on the ground floor in the scheme.

7. (a) That the right, title and interest of each owner of a family unit, in the general common area and facilities listed above and their proportionate share in the profits and common, expenses in the said general common areas and facilities, as well as the proportionate representation for voting purposes in the meeting of association of family unit owners of the "ROYAL THE GREEN PARK CONDOMINIUM", is based on the proportionate value of each family unit to the total value of all family units.

(b) That, the right, title and interest of each owner of the family unit, in the restricted common areas and facilities located in the scheme as listed above, and their proportionate shares in the profit and common expenses in the said common areas and facilities, as well as the proportionate representation for voting purposes, with respect to the said restricted common areas and facilities in the meeting of the association of family unit owners of the "ROYAL THE GREEN PARK" is based on the proportionate value of each family unit to the total value of all family units located in the scheme.

(c) The proportionate representation for voting purposes provided in (a) and (b), may be limited in accordance with the provisions of the bye-laws of the Association, attached hereto as Exhibit B. Association of the Units member will be form according to bye-laws of association.



(d) Apartments and the percentage of divided interest in the common areas and facilities together with undivided share in land appertaining to the scheme are not encumbered in any manner what soever on the date of this declaration. All the property mentioned in this declaration i.e. units and undivided shares of lands are free from all encumbrances.

8. That the administration of "ROYAL THE GREEN PARK" consisting as aforesaid of the building and parcel of land described above shall be in accordance with the provisions of this Deed, and with the provisions of the bye-laws, which are made a part of this Deed and are attached hereto as Exhibit B.

9. That as appears above, 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 of the scheme, may be conveyed and registered as Individual properties capable of independent views on account of each having its own exit to a common area and facility of the scheme, each family unit owner having an exclusive and particular right, title, and interest over his respective family unit, and alongwith undivided share of land in common areas and facilities and/or restricted common areas and facilities.

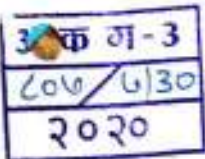
10. That so long as the Grantor owns one or more of the family units, the Grantor shall be subject to the provisions of this Deed. The Grantor covenants to take no action which will adversely affect the rights of the Association of Apartment owners with respect to the assurance against latent defects in the building or other rights assigned to the Association, by reason of the establishment of "ROYAL THE GREEN PARK".

11. That the General and/or restricted common area and facilities shall remain undivided and no owner shall bring any action or partition or division thereof.

12. That the percentage of the undivided interest in the general, and/or restricted common area and facilities established herein, shall not be charged except with the unanimous consent of all the Apartment Owners, expressed in amendment to this DEED duly registered.

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

[Handwritten signatures]



14. That each family unit owner shall comply with the provisions of this Deed, the bye-laws, decisions and resolutions of the Association of Apartment owners of its representative and failure to comply with any such provisions, decision or resolutions shall be grounds for an action to recover sums due, for damages or for injunctive relief.

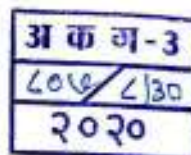
15. That the dedication of the property to the plan of Apartment Ownership herein shall not be revoked, or the property removed from the plan of Apartment Ownership or any of the provisions therein amended, unless all of the Apartments Owners and the mortgages of all the mortgages covering the Units, unanimously agreed to such revocation or amendment or removal of the property from the plan by duly registered instrument.

16. 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 of enjoyment of any of the general and/or restricted common area and facilities, or by the abandonment of his family units.

17. All sums assessed by the Association but unpaid for the share of common expenses chargeable to any family units, shall constitute charge on such family unit, prior to all other charges except only charge, if any, on the family unit, for payment of Government or Municipal Council, and all sums unpaid on a first mortgage of the Apartment.

18. That all present or future owners, tenants, or any other persons that may use the facilities of the scheme in any manner are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said unit shall signify that the provisions of this DEED are accepted and ratified. The respective family unit shall not be rented or given on leave and licence, or care taker basis by the Apartment owners thereof, for transient or hotel purposes which shall be defined as rental compensation or compensation for any period less than 30 days or any rental or if 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 licence or care taker basis provided that the said lease or Leave and licence, 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.

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



[Handwritten signatures]

20. That where a family unit is sold by a Mortgage, in exercise of his powers of sale, under an English Mortgage, 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 assessment by the Association, which became due prior to the acquisition of title by 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 assessment, and enforcing same, as provided by law, and that such charge shall be subodiante to such mortgage.

21. That in a voluntary conveyance of a family unit, the Grantee of the Unit shall be jointly and severally liable with the Grantor for all unpaid assessment by the Association of Apartment owner against the later for his share of the common expenses up to the time of the Grantor conveyance without prejudice to the Grantee's right to recover from the Grantor, the amounts paid by the Grantee therefor. However any such grantee shall be entitled to a statement from the Manager or Board of Manager, of the Association as the case may be setting fourth the amount of the unpaid assessment against the Grantor due to the Association, and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for any unpaid assessment made by the Association of Apartment Owners, against the Grantors in excess of the amount therein setforth.

22. That the Manager or Board of Mangers of the Association shall obtain and continue in effect blanket property Insurance in Form and amounts satisfactory to mortgages holding First Mortgages covering the owner of family unit to obtain individual family unit insurance.

23. That the Manager of Board of Managers of the coverage shall be a common expense to be paid by monthly assessment levied by the Association of Apartment Owners, and that such payment shall be held in the seperate accounts of the Association and used solely for the payment of the blanket property Insurance premium as such premium becomes due.

IN WITNESS WHEREOF hereto set his hand on the day, date, month and year mentioned hereinabove in presence of the following witnesses.

Witnesses :

1. 
Dhanendra K. Kushwaha

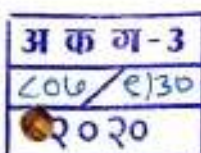
2. 
Prakash Kumar



Signature of Grantors
Aarc Construction, through it's partners

1. 
(Aninash Mohanrao Raut)

2. 
(Anurag Shriram Agrawal)



7

अ क म-3
LOU / 90/30
२०२०



BYE LAWS OF THE "ROYAL THE GREEN PARK"

CHAPTER - I

1. SHORT TITLE AND APPLICATIONS :-

- i) These Bye-laws may be called the bye laws of the "ROYAL THE GREEN PARK"
- ii) The provisions of these bye laws shall apply to the "ROYAL THE GREEN PARK".
All present or future owners, tenants, future tenants or their employees, or any other persons 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 on licence of any of the family units (hereinafter referred to as "Units") of the building or mere act of occupancy of any of the said Units, will signify that these bye-laws, are accepted and will be complied with.

2. DEFINITIONS :-

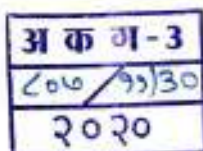
- i) In these bye-laws, unless the context requires otherwise, -
 - a) "Act" means the Maharashtra Apartment Ownership Act
 - b) "Association" means the Association of all the Apartment Owners constituted by such owners for the purpose of the "ROYAL THE GREEN PARK"
 - c) "Board" means the Board of Member, consisting of seven person all of whom shall be owners, of "ROYAL THE GREEN PARK CONDOMINIUM".
 - d) "Building" means the scheme located on Layout Plot No. 69, out of S.No. 28/1 of Mouje Malkapur, Tq. & Dist. Akola and known as "ROYAL THE GREEN PARK" and includes the land measuring part thereof.
 - e) "Declaration" means the declaration which the solely owner of the building has executed and registered as provided in Section 2.
 - f) "Majority of Owners" means those owners holding 51 percent of votes, in accordance with the percentage assigned in the Declaration.
 - g) "Owner" or "Apartment Owner" means the person owning an apartment in the "ROYAL THE GREEN PARK"
 - h) "Section" means a section of the Act.
 - i) "Unit" means a family unit in the "ROYAL THE GREEN PARK"
 - j) "Registrar" means the Registrar of Co-operative Societies.
 - k) Words and expressions used in these bye laws but not defined herein shall have the meaning respectively assigned to them in the Act.

3. APARTMENT OWNERSHIP :-

The scheme located on Layout Plot No. 69 out of S.No. 28/1 of Mouje Malkapur, Tq. & Distt. Akola, on which a building known as "ROYAL THE GREEN PARK" is fully described in the deed of declaration submitted to the provision of the act.

4. OBJECTS OF ASSOCIATION :-

- i) The objects of the Association shall be :-
 - a) To be and to act as the Association of Apartment owners of the scheme called "ROYAL THE GREEN PARK" at Akola (hereinafter called as "the said scheme") who have filed their respective Declarations submitting their Apartments to the provisions of the Act.



[Handwritten signatures in blue ink]

- b) to invest or deposit money.
- 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 licence, if possible suitable portions of the common areas to outsiders for commercial purposes, and to distribute the common profits left after deducting the common expenses amongst the Apartment owners as common profits or accumulate the same for building up a reserve fund.
- e) To provide for and do all and any of the matters provided in sub section (2) of section 16.
- f) The advance with the consent of the Apartment Owners, any short term loans to any apartment owners in case of any emergent necessity and to provide for the repayment thereof in lumpsum or in instalments.
- g) To establish and carry on, its own account on jointly with individuals or institutions, educational, physical, social and recreative activities for the benefit of the apartment owners.
- h) To frame rules, with the approval of the general meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary for to benefit of the employees of the Association.
- i) To do all things, necessary and or otherwise provide for their welfare expedient for the attainment of the objects specified in these bye laws.
- j) The association shall not act beyond the scope of its objectives, without duly amending the provisions of these bye laws for the purpose.

5. MEMBERS OF ASSOCIATION :-

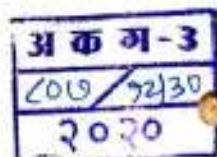
- i) All persons who have owned apartments in the "ROYAL THE GREEN PARK" and executed respective Declaration under section 5 submitting their apartment to provisions of the Act shall automatically be the members of the association and shall pay the sum of five rupee as entrance fee and may purchase at least one share of the face value of Rs. 100/- each. Each apartment owner shall receive a copy of the bye laws on payment of Ten Rupees.
- ii) Upon any apartment owner selling his apartment or 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. 1,000/-. The share held by an apartment owners shall be transferred to the name of such purchaser or donee on payment of Rs. 10,000/- to the Association.
- iii) 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 representatives of his estate in case he has not made any specific bequest of the apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register of apartment owners maintained by the secretary for the purpose of administration of the "ROYAL THE GREEN PARK" Apartment as 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 shares of the Association shall be issued in their joint names, but the person whose names stands first in the Share Certificates alone have the right to vote.

7. HOLDING OF ONE SHARE COMPULSORY :-

Every apartment owner must hold at least one share of the Association (Joint Apartment Owners holding the shares jointly.)



[Handwritten signatures]

8. DISQUALIFICATIONS :-

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

**CHAPTER - II
VOTING, QUORUM AND PROFITS**

9. VOTING :-

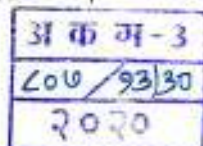
Voting shall be on a percentage basis and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the declaration.

10. QUORUM :-

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

11. VOTES TO BE CAST IN PERSON :-

Votes shall be cast in person.



**CHAPTER - III
ADMINISTRATION**

12. POWERS AND DUTIES OF ASSOCIATION :-

The Association will have the responsibility of administering the "ROYAL THE GREEN PARK" approving the annual budget, establishing and collecting monthly assessment and arranging for the management of the APARTMENTS in an efficient manner, except as otherwise provided, resolution of the Association shall require approval by the majority of owners, casting votes in person.



13. PLACE OF MEETING :-

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

14. ANNUAL MEETINGS :-

The First Annual Meeting of the Association shall be held at the time of starting the association. Thereafter the Annual Meetings of the Association shall be held on the FOURTH SUNDAY of December each succeeding year. At such meetings they shall be elected by ballot of the apartment owners a Board in accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

15. SPECIAL MEETINGS :-

It shall be the duty of the president to call a special meeting of the Apartment owners as directed by a resolution of the Board 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 other officer duly authorised by him in this behalf. The notice of the 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 as stated in the notice without the consent of four fifth of the owners present in person.

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 to be held to each apartment owners 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 owners can not be organised because a quorum is want, the owners who are present, may adjourn the meeting to the time not less than 48 hours from the time the original meeting was called. If at such adjourned meeting also, may adjourn the meeting, no quorum is there, the owners present being in person being not less than four shall form a quorum.

18. ORDER OF BUSINESS :-

The order of business at all meeting of the owners of units shall be as follows:-

- a) Roll call
- b) Proof of notice of meeting or waiver of notice.
- c) Reading of minutes of proceeding meeting.
- d) Reports of the officers.
- e) Report of the Housing Commissioner, or of the officer duly authorised by them, if present.
- f) Report of committee.
- g) Election of board.
- 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.

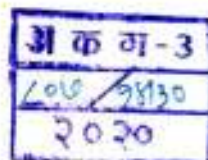
20. POWERS AND DUTIES OF BOARD :-

The board shall have the 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 bye laws directed to be exercised and done by the owners.

21. OTHER DUTIES :-

In addition to impose duties by these bye laws by resolutions of the Association the Board shall be responsible for the following that is to say.

- a) Care, upkeep and surveillance of the "ROYAL THE GREEN PARK" and the common areas and facilities and the restricted common areas and facilities.
- b) Collection of monthly assessment from the owners.
- c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the "ROYAL THE GREEN PARK" and the common areas and facilities.
- d) To provide for the manner in which the audit and accounts of the Association shall be carried out.
- e) To inspect the accounts kept by the secretary, and or the Treasurer and examine the register 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.



Signature
Accd

22. MANAGER :-

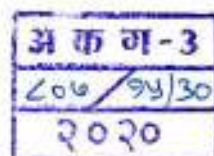
The Board may employ for the Association a Manager at a compensation determined by the Board to perform such duties and services as the board shall authorise including but not limited to the duties listed in bye laws 21.

23. ELECTION AND TERMS OF OFFICE :-

At the first Annual Meeting of the Association the term of office, of the two Managers shall be fixed for three years. The term of office of two managers shall be fixed at two years, and the term of office of one Manager, shall be fixed at one year. At the expiration of the initial term of office of each respective manager, his successor shall be elected to serve a term of three years. The managers shall hold office until their successors have been elected and hold their first meeting.

24. VACANCIES :-

Vacancies in the board caused by any reason other than the removal of a Manager by a vote of the Association shall be filled by vote of the majority of the remaining Manager, 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 MANAGERS :-

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 up 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.

26. ORGANISATION MEETING :-

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

27. REGULAR 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 shall be held during each year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail or telegram at least three days prior to the day fixed for such meetings.

28. SPECIAL MEETINGS :-

Special Meetings of the Board may be called by the president on three days notice to each Manager given personally or by mail or telegram, 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 like manner and on like notice on the written request of at least three Managers.

29. WAIVER OF NOTICE :-

Before or at any meeting of the Board any Manager may in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by Manager at any meeting of the Board shall be a 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 be transacted at such meeting.

30. QUORUM :-

At all meetings of the Board, one third of the total strength of the Managers shall constitute a quorum for the transaction of business and the acts of the Managers present at a meeting at which a quorum is present shall be the acts of 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, without further notice provided there is a quorum present.

31. FIDELITY BOND :-

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

**CHAPTER - V
OFFICERS**

32. DESIGNATION :-

The principal officers of the Association shall be a President, Secretary and a Treasurer, all of whom shall be elected by and from the Board. The board may appoint as assistant treasurer & an assistant secretary & such other officers as in their judgement may be necessary. (In the case of an association of one hundred owners or less the officers or treasurer & secretary may be filled 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 hold office at the pleasure of the Board.

34. REMOVAL OF OFFICERS :-

Upon an affirmative vote of a majority of the member 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 purpose.

35. PRESIDENT :-

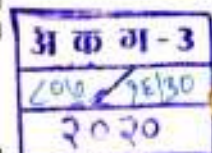
The president shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of the President of an Association, including but not limited to the power to appoint committees from among 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.

36. VICE-PRESIDENT :-

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

37. SECRETARY :-

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the 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 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 the Association in such depositaries as may from time to time be designated by the Board.

CHAPTER - VI
OBLIGATIONS OF THE APARTMENT OWNERS

39. ASSESSMENTS :-

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to "ROYAL THE GREEN PARK" condominium which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earth quake or other hazard or calamity. The Association 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 Reserve Fund for replacements.

40. MAINTENANCE AND REPAIRS :-

(i) Every owner must perform promptly, all maintenance and repair work within his own unit, which is omitted would affect the "ROYAL THE GREEN PARK" in entirety or in a part belonging to other owners, being expressly responsible for the damage, and liabilities that his failure to do so, may endanger.

(ii) All the repairs of the internal installations of the unit such as water, light, gas, power, sanitary installations, doors, windows, lamps and all other accessories belonging to unit area shall be at the expense of the Apartment owner concerned.

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

41. USE OF FAMILY UNITS INTERNAL CHANGES :-

(i) All units shall be utilised for residential purpose only.

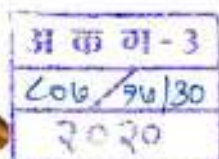
(ii) An owner shall not make any structural modification or alterations in his unit or installation located therein without previously notifying the Association in writing through the President of the Board if no Manager is employed. The association shall have the obligation to answer within thirty days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

42. USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES :-

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

43. RIGHT OF ENTRY :-

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



(ii) An owner shall permit other owners or their representatives, when so required to enter his unit for the purpose of performing installation, alterations or repairs to the mechanical or electrical services provided that request for entry is made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44. RULES OF CONDUCT :-

(i) No resident of the "ROYAL THE GREEN PARK" Apartment shall post any advertisement, or posters of any kind in or on the building except as authorised by the Association.

(ii) 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 Bye laws or regulations.

(iii) It is prohibited to hang garments, rugs etc. from the windows, balconies, or from any of the facades of the "ROYAL THE GREEN PARK" allotted to the members.

(iv) It is prohibited to throw garbage or trash from the windows or to clean rugs, etc. by beating on the exterior part of said condominium.

(v) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in these service areas if such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.

(vi) No owner, resident or lessee shall instal wiring for electrical or telephone installations, televisions, antennas, machine or air conditioning units etc on the exterior of the "ROYAL THE GREEN PARK" Apartment and occupied by Apartment holders of that protrude through the walls of the roof of the condominium except as authorised by the Association.

CHAPTER - VIII FUNDS AND OTHER INVESTMENTS

45. FUNDS :-

Funds may be raised by the Association in all or any of the following ways

- by shares;
- by contributions and donations from the apartment owners;
- from common profits which shall form the nucleus of the reserve fund.
- by raising loans, if necessary, subject to such terms and conditions as the Association with the approval of the competent authority may determine in this behalf.

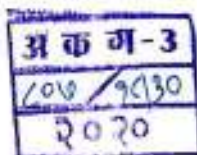
46. INVESTMENT :-

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

- In the of the Nationalised Bank or Central Co-operative Bank or in the State Co-operative Bank
- In any of the securities specified in section 29 of the Indian Trust Act 1962 or,
- In any co-operative bank other than those referred to in clause (a) of this bye laws, or in any banking company approved by the Association

47. AFFILIATION :-

Should there be any Federation of apartment owners in the locality in which the "ROYAL THE GREEN PARK" is situated the Association may, after consulting the competent authority, become a member thereof and pay the sums from time to time, payable to such Federation under the rules thereof.



[Handwritten signatures]

48. ACCOUNTS :-

(i) 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. 100/- shall be made by cheques, signed by the Secretary and one member of the Board.

(ii) Each Apartment owner shall have a pass book which the secretary shall enter amounts paid 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 this apartment.

(iii) The Association shall on or before 31st 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 and expenditure of the previous financial year, and;
- c) a summary of the property and assets and liabilities of the common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities, and assets and how the value of fixed assets has been arrived at.

iv) 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 after than 15th August every year.

v) Every financial statement shall be accompanied by a list of the apartment owners. There shall also accompany the financial statement a list of loanes. The financial statement shall state upon what date profits and expenses of common areas are included.

49. APPOINTMENT OF AUDITORS :-

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

50. PUBLICATION OF ACCOUNTS AND REPORTS :-

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

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 in connection with the accounts which appears to him to require notice.

CHAPTER - VIII MORTGAGES

52. NOTICE TO ASSOCIATION :-

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

53. NOTICE OF UNPAID ASSESSMENT :-

The Association shall at request of a mortgagee of a unit report and unpaid assessment 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 and amended. In case, any of these by laws conflicts with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.

56. 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 the resolution of the Board and every deed or 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 authorised by the Association in that behalf.

CHAPTER - X AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. AMENDMENT OF BY LAWS :-

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the "ROYAL THE GREEN PARK" Apartment as shown in the Declaration.

Witnesses :

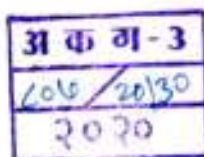
Signature of Grantors
Aarc Construction, through its Partners

1. 
Jitendra K. Kulkarni

1. 
(Avinash Mohanrao Raut)

2. 
Anurag Shriram Agrawal

2. 
(Anurag Shriram Agrawal)



आहवाल दिनांक :

अधिकार अभिलेख पत्रक

महाराष्ट्र जर्मन महसूल अधिकार अधिनियम आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७।

मलकापुर

तालुका : अर्घाखाँसा

जिल्हा : अकोला

क्रमांक	गट क्रमांकाचा	भूधारणा	भौगवटादाराचे नाव	
	उपविभाग	पदधर्मा		
भौगवटादार वर्ग -१				
२८/१/६९/अ				
मिताचे स्थानिक नाव			क्षेत्र	आकार आणि पे पौ.ख. फे.फा.
				खाते क्रमांक
हे. ओर. चौ.मी.	(मुशिलकुमार फुलचंद श्राफ			४०७०,१३६९६
अवधिक क्षेत्र ०.०४.६५	(महेंद्रकुमार डायभाई पटेल			कुळाचे नाव
आकारणी १८.५०	(नरेंद्रकुमार अंबादास सराफ			इतर अधिकार
	(गोपाळ प्रभूदयाल बगाउपि			अवधिक बापर
	सामयिक क्षेत्र ०.०४.६५	आकारणी १८.५०		रा. मा. क्र ६२/२/६२-६३ (१)
	अविनाश मोहनराव राऊत			
	रविंद्र प्रकाश टाले			
	प्रमोद देवराज अग्रवाल			
	सामयिक क्षेत्र ०.०४.६५	आकारणी १८.५०		
ख. लो. गव. डी अयोग्य				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी				
गुंडी फिखा				
वरील आकारणी				

साव नमूना द्वारा

पिकांची नांदवही

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहया (तयार करणे व सुविधेसाठी ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र				निर्भर पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येका खालील क्षेत्र		अजल सिंचित				
		जल सिंचित	अजल सिंचित	पिकाचे जल ना. सिंचित	अजल सिंचित	पिकाचे जल ना. सिंचित				
								स्वरूप क्षेत्र		

Print Serial No 210500044050600000/1987-

26/04/1992




20/05/2018

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम १०]

गाव :- मलकापुर

तासूका :- आकोला

जिल्हा :- अकोला

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले गट क्रमांक	अधिकार्याचे नाव , आदयाक्षरी व शेरा
20837	नोंदीचा प्रकार:- खरेदी माहिती मिळालेला दिनांक:- 05/02/2020 फेरफाराचा दिनांक:- 03/03/2020 लिहून घेणार:- अविनाश मोहनराव राऊत , प्रमोद देवराज अयवाल , रविंद्र प्रल्हाद टाले ---रा. मलकापुर(खाता क्रमांक 13696) यांचे गट/सर्व्हे क्रमांक 28/1/69/अ, बिगरशेती क्षेत्र 0.0465 आर.चौ.मी येकी बिगरशेती क्षेत्र 0.0465 आर.चौ.मी हे त्यांनी लिहून घेणार : ✓ अनुराग श्रीराम अयवाल , अविनाश मोहनराव राऊत , आर्क कंसट्रक्शन्स अकोला तर्फे --- (खाता क्रमांक :- 20535) गट/सर्व्हे क्रमांक 28/1/69/अ बिगरशेती क्षेत्र 0.0465 आर.चौ.मी यांना दुय्यम निबंधक अकोला-2 जिल्हा अकोला यांचेकडील खरेदी दस्त क्रमांक 219 दिनांक 20/01/2020 प्रमाणे रक्कम रुपये 3255000 घेऊन खरेदी दिली. प्रमोद देवराज अयवाल , रविंद्र प्रल्हाद टाले यांचा सामाएकतील 75% हिस्सा सबब खरेदी घेणा-याचे नाव गाव नमुना नं. 7/12 वर दाखल केले. हितसंबंधितांना नोटीस बजावल्याचा दि. 09/03/2020 फेरफार नोंद निर्गतीचा दि. (उज्वल शिवदास मानकिकर) तलाठी मलकापुर साझा मलकापुर त्हा. आकोला जि. अकोला	28/1/69/अ एकूण :- 1	0 मंडळ अधिकारी:- कौलखेड ता.: आकोला जि.: अकोला दि.: अ क न-3 ८०७/२२३० २०२० 

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 13/03/2020

सांकेतिक क्रमांक :- 2705000440506000000320203361

(नाव :- उज्वल शिवदास मानकिकर)

तलाठी साझा :- मलकापुर त्हा. आकोला जि. अकोला



अकोला महानगरपालिका, अकोला

विकास परवानगी आदेश

आरंभ प्रमाणपत्र

(Commencement Certificate)

(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 45 अन्वये व मुंबई प्रांतीय महानगरपालिका अधिनियम 1949 चे कलम 253,254 बाबत)

प्र.कं.14/406/18-19

दिनांक-03/01/2020

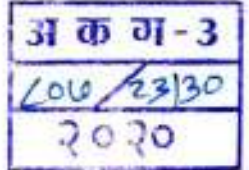
प्रति,

श्री अविनाश मोहन राजत श्री रविंद्र प्रल्हादराव टाळे

श्री प्रमोद देवराजजी अग्रवाल

रा. गणेश नगर कॉलखेड, अकोला

कामाचे वर्णन



अकोला येथील मीजे मनकापूर येथे सर्व साधारण शर्ती व अटीनुसार सोबतचे नकाशा प्रमाणे तखमजला-02 विभागीय पालिका बांधकाम करण्यासाठी पुढील शर्तीस अधिन राहून परवानगी देण्यात येत आहे.

1. अकोला शहराच्या मीजे मनकापूर येथील सर्व्हे क्र. 28/1 चे मंजूर अभिन्यासातील मुबंद क्र.69-ए चे जागेवर सोबतच्या मंजूर नकाशाप्रमाणे बांधकाम करण्यासाठी परवानगी देण्यात येत आहे.
2. सदर बांधकामास नकाशा प्रमाणे ज्योन्यापर्यंत बांधकाम परवानगी देण्यात आली आहे नंतर सदर बांधकाम हे नियमाप्रमाणे बांधकामाप्रमाणे आहे असे प्रमाणपत्र दाखल करून पुढील बांधकामास परवानगी घावी.
3. मंजूर झालेल्या नकाशाप्रमाणे जागेचा विकस. करण्यात यावा, त्यात या महानगरपालिकेची लेखी व स्पष्ट परवानगी शिवाय कोणताही बदल करू नये.
4. संदर्भित जागेच्यावर उल्लेखित्याप्रमाणे विकास करण्यास या प्रमाणपत्र अन्वये जी परवानगी देण्यात आली आहे ती फक्त नगररक्षणेच्या दुष्टीकोणानुसार देण्यात आली आहे. संदर्भित जागेच्या आवेदकाच्या मालकी हक्कास मंजूर देण्यात आली असा या प्रमाणपत्राचा अर्थ नाही किंवा तसा हक्क या परवानगी आदेशामुळे प्राप्त होऊ शकत नाही.
5. महानगरपालिकेच्या जागेवर किंवा शेजारील रस्त्यावर, गल्लीत, सरकरी जागेवर, मंडूल जागेवर अथवा कोणत्याही खाजगी जागेवर कोणत्याही प्रकारचे अतिक्रमण करण्यात आल्यास त्या अतिक्रमणाची जबाबदारी अर्जदारावर राहिल.
6. इमारतीचे बांधकाम पूर्ण झाल्यावर त्या इमारतीच्या उपयोगासाठी महानगरपालिकेची परवानगी मिळाल्याशिवाय सदर इमारतीचा वापर सुरू करू नये.
7. या प्रमाणे पचानव्वे देण्यात आलेली परवानगीच्या नवीनतम अंमलात राहिल.
8. इमारतीचे सांडपाणी अस्तित्वात असलेल्या महानगरपालिकेच्या नालीस जोडावे अथवा स्वच्छपाते सोकपिट बांधावा.
9. भूकंप रोधक नियमाचे पालन करावे.
10. बांधकाम पूर्ण झाल्यावर बांधकाम पूर्ण झाल्याचे प्रमाणपत्र या कार्यालयास सादर करून भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याशिवाय इमारतीचा वापर करू नये. अन्वये बांधकाम पूर्ण झाल्यापासून रु.100/- प्रतिदिन दंड आकारण्यात येईल.
11. पत्रावरील पावसाच्या पाण्याचे संकलन (रेनवॉटर हार्वेस्टिंग) करणे करिता उपाययोजना करणे आवश्यक राहिल. सदर तरतुद आपण केले असल्याचे मूल सदर परवानगी ओढस व्यपमान झाल्याचे समजण्यात येईल.
12. बांधकामाच्या व्हाय अथ विटा व प्लाय अथ आधारीत साहित्याचा वापर करणे बंधनकार राहिल.
13. मालकी हक्काबाबत व जागेचे हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार स्वतः जबाबदार राहिल.
14. सोबतचे मंजूर नकाशाप्रमाणे समाप्त अंतरे सोडणे आवश्यक राहिल अन्वये सदर परवानगी रद्द समजण्यात येईल.
15. सदर इमारतीमध्ये अग्नी प्रतिबंधक उपाययोजना करणे अनिवार्य राहिल.
16. विपुल लाईन पासून सुरक्षित अंतर सोडून बांधकाम करावे तसेच अन्वये अपघात झाल्यास त्यास अर्जदार जबाबदार राहिल.
17. इमारत बांधकाम न्यायावर बांधकामाबाबत व परवानगी बाबत सविस्तर माहिती दर्शविणारा फलक बांधणे अनिवार्य राहिल.

(मा. आकृ. यांचे मंजूरीने)



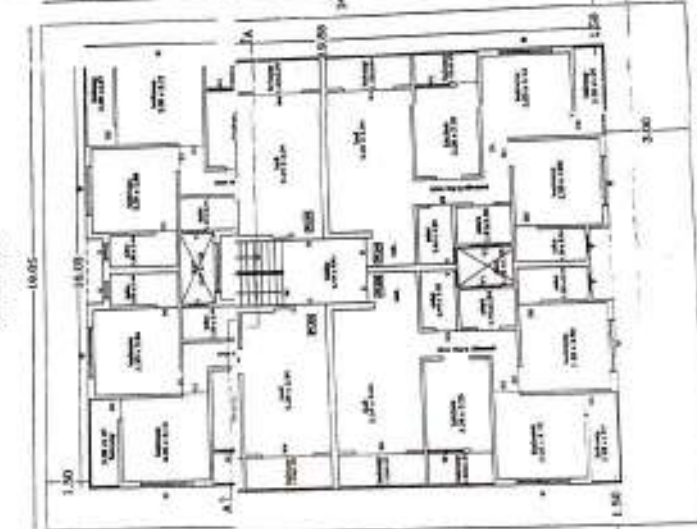
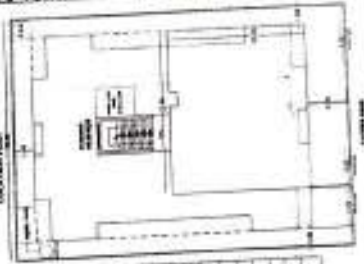
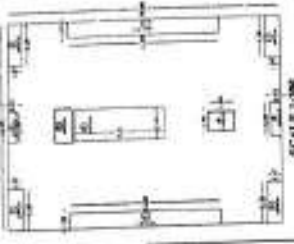
प्र.सहाय्यक संचालक, नगर रचना
अकोला महानगरपालिका, अकोला

प्रकरण क्र. 14/406/18-19 अन्वये मंजूर झालेल्या नकाशाप्रमाणे बांधकाम मिळाले

प्रतिलिपी,

1. क्षेत्रीय अधिकारी (दक्षिण झोन), मनपा अकोला
2. कक्षाधिकार, रु. वसुली विभाग मनपा अकोला

अर्जदाराची स्वाक्षरी

[illegible]

CARPET DETAILS			CARPET MEASUREMENT	
FLOOR	FLAT NO.	CARPET AREA	TOTAL	FLOOR
SECOND FLOOR	50, 52,	13.65	107.35	FIRST FLOOR
	51, 54	58.43	165.66	
TOTAL		112.08	274.01	TOTAL

NO.	CURRY AREA	TOTAL FLOORS	COVERED FLOOR	FLAT NO.	CARPET AREA	TOTAL
1	53.63	18/39	(1)	82/74	39/74	
2	36.43	1/6/04	1	9/04	9/90	
3	1/1/08	324/16	240/08	9/09	5/09	

[Handwritten signature]

[illegible]

PLAT MOUNTAIN SHOWS PLATE PLATE
PROCESSED WORK SHOWN RED FILLED IN
TENSIBLE AOD SHOWN RED FILLED IN
MAINTENANCE SHOWS PLATE NOTED
EATING TO BE RETURNED MATCHED YELLOW
THICKLY YELLOW SHOW MATCHED YELLOW

CHRYSLER NAME: 1968 NO.
MRS. AVERA W. RUIT
1000 KENNEDY BLVD.
SOUTH BEND, IN 46601
MRS. AVERA W. RUIT
1000 KENNEDY BLVD.
SOUTH BEND, IN 46601
MRS. AVERA W. RUIT
1000 KENNEDY BLVD.
SOUTH BEND, IN 46601

PLANT NO. 01	SURVEY DATE
WYOMING	LOCATION: 3000
MANAGER	CONTRACTOR
PROJECT TYPE: POWERED DEVELOPMENT / RECONSTRUCTION	

CONSULTANT NAME: MCD 303 44-23144-208

[illegible]

Job No.	Plant	Result	Start to Sample at
10		1.000	0.0



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50100024586

Project: Royal The Green Park, Plot Bearing / CTS / Survey / Final Plot No.: Plot No.69, field survey No. 28/1 at Akola (M Corp.), Akola, Akola, 444001;

1. **Aarc Constructions** having its registered office / principal place of business at Tehsil: **Akola**, District: **Akola**, Pin: **444001**.

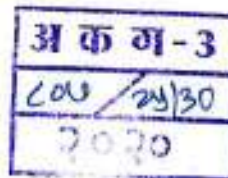
2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from 24/02/2020 and ending with 01/03/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

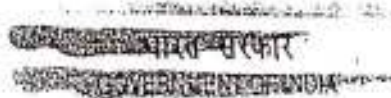
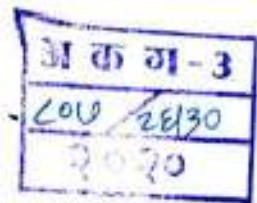


Signature valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 24-02-2020 15:28:23

Dated: 24/02/2020

Place: Mumbai

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



अविनाश मोहनराव राऊत
Avinash Mohanrao Raut
जन्म तारीख/ DOB: 19/05/1975
पुरुष / MALE



भारत सरकार
Government of India
अनुराग शैलेश अग्रवाल
Anurag Shekhar Agrawal
जन्म वर्ष - Year of Birth: 1972
पुरुष / Male



7911 1833 1863

आधार - सामान्य माणसाचा अधिकार



भारतीय रिपब्लिक - अधिकार
REPUBLIC OF INDIA

पत्ता:
गेश नगर, दुर्गा मंदिर
वळ, लहरीया नगर
लखेड, अकोला, अकोला,
महाराष्ट्र - 444001

Address:
GANESH NAGAR, NEAR DURGA
MANDIR, LAHARIYA NAGAR
KAULKHED, Akola, Akola,
Maharashtra - 444001



भारतीय रिपब्लिक - अधिकार
REPUBLIC OF INDIA

पत्ता श्री मंगल अप्पाटभण्ट, मीलगा
मला मटिऱ जवळ, इलविश नगर,
अकोला, अकोला, अकोला, महाराष्ट्र,
444001

Address: Shri Mangal Appa
Sakla mela marol, (Bilga) Akola
Akola, Akola Maharashtra, 444001

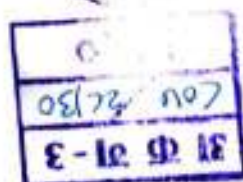
7911 1833 1863

1947
1809 209 1547



3462 1369 1296

adhaar-Aam Admi ka Adhikar



61/807

दिनांक: 17 मार्च 2020 5:19 म.नं.

दस्तावेज भाग-1

अक्रम3

29/30

दस्तावेज क्रमांक: 807/2020

दस्तावेज क्रमांक: अक्रम3/807/2020

वातावरण शुल्क: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

द. नि. म. नं. 5, नि. अक्रम3 वांचे कार्यालय

अ. क्र. 807 वर दि. 17-03-2020

पेजी 5:17 म.नं. वा. हजर केला.

पावती: 1273

पावती दिनांक: 17/03/2020

सादरकरणाबाबत माव: ... आर्क कन्स्ट्रक्शन अकोला तर्फे 1. अविनाश मोहनराव राऊत

नोंदणी फी

रु. 100.00

दस्तावेज हाताळणी फी

रु. 600.00

डाटा एन्ट्री

रु. 20.00

गृहांची संख्या: 30

दस्तावेज करणाऱ्याची मही:

एकुल: 720.00

Sub Registrar Akola 3

Sub Registrar Akola 3

दस्तावेज प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्र. 1 17 / 03 / 2020 05 : 17 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 03 / 2020 05 : 18 : 39 PM ची वेळ: (फी)





दस्तावेज भाग-2

अंक 3

30/30

दस्तावेज क्रमांक: 807/2020

17/03/2020 5 20:33 PM

दस्तावेज क्रमांक: अंक 3/807/2020

दस्तावेज प्रकार: घोषणापत्र

अनु क्र.	पक्षधारकाचे नाव व पत्ता	पक्षधारकाचा प्रकार	प्राप्ताचित्र	अंगठ्याचा ठसा
1	नाव: .. आर्क कन्स्ट्रक्शन अकोला तर्फे 1. अविनाश मोहनराव गडन पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. स्वामिनी:- .. रोड नं. गणेश नगर कॉलॉनी, महाराष्ट्र, अकोला. पिन नंबर: ..	विहून देणार वय :-44 स्वाधारी:-		
2	नाव: .. आर्क कन्स्ट्रक्शन अकोला तर्फे 2. अनुराग बीराम अग्रवाल पत्ता: प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. .. स्वामिनी:- .. रोड नं. रणमिर्न नगर, महाराष्ट्र, अकोला. पिन नंबर: ..	विहून देणार वय :-48 स्वाधारी:-		

वरील दस्तावेज करून देणार तबाकीत घोषणापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 17/03/2020 05:19:32 PM

सह दुय्यम निबंधक वर्ग 2 क्र. 3
अकोला

ओळख:-

घापीत दस्त असे निवेदीन करतात की ते दस्तावेज करून देणा-यानां व्यक्तीस ओळखतात, व त्यांची ओळख पटवतात

अनु क्र.	पक्षधारकाचे नाव व पत्ता		स्वाधारीचित्र	अंगठ्याचा ठसा
1	नाव: . निवेद कानुराम कुलवाड वय: 41 पत्ता: खोलेखर अकोला पिन कोड: 444001		स्वाधारी	 
2	नाव: . प्रकाश बीराम अहिर वय: 53 पत्ता: अकोला पिन कोड: 444001		स्वाधारी	 

शिक्का क्र.4 ची वेळ: 17/03/2020 05:20:05 PM

Sub Registrar Akola 3

सह दुय्यम निबंधक वर्ग 2 क्र. 3
अकोला

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	Aarc Construction Akola	eChallan	03502302020031700230	MH013507597201920E	500.00	SD	0006919127201
2	Aarc Construction Akola	eChallan		MH013507597201920E	100	RF	0006919127201
3		DHC		1703202007226	620	RF	1703202007226

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

Know Your Rights as Registrants

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.sarla@gmail.com