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Wednesday, March 03, 2021

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पावती

Original/Duplicate

नोदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 1943 दिनांक: 03/03/2021

गावाचे नाव: उमरखेड

दस्तावेजाचा अनुक्रमांक: अकग-1619-2021

दस्तावेजाचा प्रकार: धोषणापत्र

सादर करणाऱ्याचे नाव: मे गायत्री बिल्डर्स अँड डेव्हलपर्स रॉयल इस्टेट प्रोप्रा. नितीन सुवामपंत दिक्ककर , ,

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 740.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 37

एकूण:

रु. 860.00

Sub Registrar Akola

वाजार मूल्य: रु. 1/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0303202108339 दिनांक: 03/03/2021

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH0125535452021E दिनांक: 03/03/2021

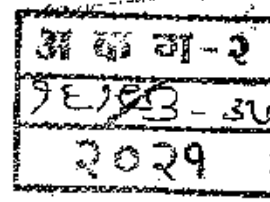
वैकेचे नाव व पत्ता:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0303202108339	Date 03/03/2021
Received from Gayatri Builders And Developers through Nitin S Hirulkar, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Akola-2 of the District Akola.	
Payment Details	
Bank Name UBIN	Date 03/03/2021
Bank CIN 10004152021030305719	REF No. 510312717
This is computer generated receipt, hence no signature is required.	

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DEED OF DECLARATION.

Under The Maharashtra Apartment Ownership Act, 1970

Zone No.

Rera Regis No -P50100028253.

M/s Gayatri Builder & developer having its office at "Royal Estate" 1st floor Rautwadi Akola through proprietor **Mr Nitin Sudampant Hirulkar** aged about 44 years Occupation - Business R/o Raut wadi mohite plot Akola Tq and Dist Akola hereafter called as the party No 1/ Builder and Developer /Grantor which expression shall unless repugnant to the context thereof shall mean and include the party No 1, its legal representatives successors executor's administrators and assigns on **the FIRST PART**,

FIRST;- That the GRANTOR owned and possessed the following land situated in **Near State Bank Col No 3, Mohite Plot, Rautwadi Akola Tq** and dist Akola the detail description of the property is as under ;-

S.No -2/2, Approved vide order of S.D.O Akola passed in Rev case No 13/2/1968-69 decided on Dt. 14/12/1970 of Mouje Umarkhed Akola Tq and Dist Akola Now **Nazul Plot No 1/179, Nazul sheet No 86-B, Layout plot no 15** situated in the area known as **State Bank Co No 3, Mohite Plot, Rautwadi**. now within the limits of Municipal corporation Akola Tq and Dist Akola total admeasuring 5206.25 Sq.Ft. [483.852 Sq M.] bounded as under.

To the East - Layout Road.
To the West - Service Lane.
To the North - Mohite House.
To the South - Layout Plot No 1.

& **S.No -2/4**, Approved vide order of S.D.O Akola passed in Rev case No 14/2/1966-67 decided on Dt. 21/07/1967 of Mouje Umari Pra Akola (Umarkhed) Tq and Dist Akola Now **Nazul Plot No 1/143, Nazul sheet**

Signature

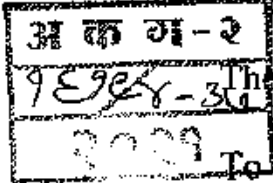
No 86-B, Layout plot no 1 situated in the area known as State Bank Co No 3, Mohite Plot, Rautwadi. Now within the limits of Municipal corporation Akola Tq and Dist Akola total admeasuring 2840Sq.Ft. [263.8SqM.] Bounded as under.

To the East – Layout Road.

To the West – Service Lane.

To the North – Layout plot No15.

To the South – Kalpna Height Apartment.



The Common boundaries of the aforesaid plots are as under

To the East – Layout Road.

To the West – Service Lane.

To the North – Mohite House.

To the South – Kalpna Apartment.



The Grantor purchased the plot bearing Nazul plot no 1/179 described above by registered sale deed dated 06/10/2016 duly registered at Sr. No 4408 from Shri Shailesh D Patil, Shri Vinod B Chopde & Shri Indarchand C Parakh & The Grantor purchased the adjacent plot bearing Nazul plot no 1/143 described above by registered sale deed dated 26/04/2018 duly registered at Sir No 3-873 from Shri Dattatray Govindrao Mahurkar. And Arvind Govindrao Mahurkar He has floated a Scheme on the above described plots under the name and style as "NARAYANI RESIDENCY"

SECOND:-

That the Grantor have started the construction on the land described above a building know as "NARAYANI RESIDENCY" according to the plan attached hereto at Ex .A. Which is duly approved by the Municipal Corporation Akola by its Case No 14/08/19-20 Dated 9/08/2019.

THIRD:-

That the Grantor has started development the Scheme of Apartment on the said plots described above

FORTH

The Grantor got sanctioned the Building plan referred above from the Municipal Corporation Akola which is enclosed herewith as Schedule -A.

FIFTH:-

AND under the said Schemes, the undivided share in the said plots allotted to the Scheme members as under:-

DESCRIPTION OF THE UNITS OF "NARAYANI RESIDENCY"

CA/14

Sr. No.	artment Flat No.	Floor	Carpet Area According to Rera. Sq. Ft.	Balcony Area Sq. Ft.	Saleable area Sq. Ft.	1/17 th Undivided Share In Land. Area.
1	SH1	Ground floor	460	00	460	Proportionate
2	101	First floor	735.91	171.90	1140	Proportionate
3	102	First floor	1003.00	141.86	1500	Proportionate
4	103	First floor	1035.24	141.86	1520	Proportionate
5	104	First floor	701.26	99.02	1030	Proportionate
6	201	Second Floor	735.91	171.90	1140	Proportionate
7	202	Second Floor	1003.00	141.86	1500	Proportionate
8	203	Second Floor	1035.24	141.86	1520	Proportionate
9	204	Second Floor	701.26	99.02	1030	Proportionate
10	301	Third Floor	735.91	171.90	1140	Proportionate
11	302	Third Floor	1003.00	141.86	1500	Proportionate
12	303	Third Floor	1035.24	141.86	1520	Proportionate
13	304	Third Floor	701.26	99.02	1030	Proportionate
14	401	Fourth Floor	735.91	171.90	1140	Proportionate
15	402	Fourth Floor	1003.00	141.86	1500	Proportionate

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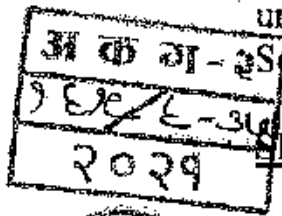
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16	403	Fourth Floor	1035.24	141.86	1520	Proportionate
17	404	Fourth Floor	701.26	99.02	1030	Proportionate

Terrace of the said building shall be common utility placed for the Grantor jointly. But, if the F.S.I. ratio is increased, then the Grantor shall have the right to utilize the F.S.I. as desired.

SIXTH:-

AND the above referred 16 members, i.e. Flat owners, of the Scheme "NARAYANI RESIDENCY" and the Apartments allotted to them is as under and the specifications and other relevant identifications are given in Schedule B.



SEVENTH:-



That the said building of "NARAYANI RESIDENCY" consists of Ground Floor, First Floor, Second and Third Floor, Fourth Floor are capable of individual utilization on account of having exit to a common area and facility of the building and the apartments are sold to one or more owners, each owner obtaining a particular and exclusive property rights hereto and each apartment constitute a heritable and transferable immovable property, within the meaning of the Law for the time being in force in the State of Maharashtra, (hereinafter referred to as "Family Units"), as listed hereinafter in the Deed, general and/or common facilities all the above in accordance with the Maharashtra Apartment Ownership Act, 1970. . That all the units will be calculating Approximate Salable area, Which include all the outside wall half of the portion wall and proportionate share of staircase, passage, lift area, water tank, Septic tank, terraces, etc and any type of super structure provided within the premises etc.

EIGHTH:-

That the CONDOMINIUM shall be known as "NARAYANI RESIDENCY" owners Condominium" and family units, common areas and facilities of the building will be as follows:-

1. Ground Floor consists of Hall Bearing shops no. SH1, and Covered Parking.
2. First Floor consists of Four Flats (Bearing Nos. 101,102,103,104)
3. Second Floor consists of Four Flats (Bearing Nos.201, 202,203,204).
4. Third floor consists of Four Flats (Bearing No.301,302,303,304)
5. Fourth floor consists of Four Flats (Bearing No.401,402,403,404)

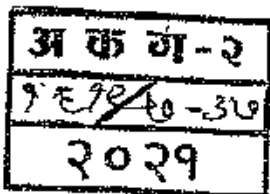
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Thus the total number of Family Units in the entire building will be 16(Sixteen) Residential Apartments in the building known as "NARAYANI RESIDENCY"

All the family units are Unequal shaped Apartments having an area as shown. The door of the Units on the upper floors has access to the corridor of the respective floor.

COMMON AREAS AND FACILITIES.

- A) The part and parcel of land described in paragraph first of this Deed.
 B) Compound Wall with Grill Gate.
 C) The following facilities located throughout the building and as shown in Ex.-A attached herewith.
- i) Overhead water tank on terrace and common pump underground for water supply.
 - ii) Electric Wiring network for throughout the building.
 - iii) Pumping Network, through the building.
 - iv) Necessary light and public water connections.
 - v) The foundation and main wall, columns, girders, beams, and roofs of the building as described in the plans, which form part of this deed as Exhibit-A hereof.
 - vi) Overhead tank, pump, motor etc., and in general all apparatus and installing exit for common use of flat owners and vendor.
 - vii) A Bore-well with Electrical motor pump.
 - viii) The apartment of the family units includes all the outside walls. The principal materials of this building is of R.C.C. type frame work, brick walls, doors paneling with granite frames and Aluminum windows of section, Doors with flush type.



TENTH:-

- a) That the right, title and interest of each owner of a family Unit in the General common areas and facilities listed under letters 9(a) to (e) of Sub paragraph (2) of Para FIFTH and their proportionate share in the profits and common areas and facilities, for voting purpose in the meeting of the Association of Apartment Owners is known as "NARAYANI RESIDENCY" shall be undivided proportionate share relatable to the permissible F. S. I. & the built up area of the Apartment owned by the respective owner.
- b) The proportionate representation for voting purpose provided in (a) hereof, may be in accordance with the provision of Bye-laws attached hereto as Exhibit-B.
- c) Apartment/Apartments and the percentage of undivided interest in the common areas and facilities appertaining to the apartments are not encumbered in any manner whatsoever on the date of this Declaration.

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ELEVENTH:-

That the administration of "NARAYANI RESIDENCY" "CONDOMINIUM" consisting as aforesaid of the buildings and parcel of land described in Paragraph First and Fifth of this Deed, shall be in accordance with the provisions of this Deed with the provision of the bye-laws, which are made a part of this Deed are attached hereto as Exhibit-B.

TWELFTH:-

That as appears above, a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970, so that the family units on the ground and four upper floors may be conveyed and registered as undivided properties capable of independent use, on account of each having its own exit to a common area and facilities of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition, the specified interest in the common areas and facilities and restricted common areas and facilities.

THIRTEENTH:-

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That for the purpose of Stamp duty and Registration fees to be imposed on the registration of the Deed in the register of declaration and deeds of Apartment under Section 13(5), the value of "NARAYANI RESIDENCY" "CONDOMINIUM" is described as follows:-

- a) Parcel of the land described in paragraph First here, is valued for transfer Rs. 1,35,74,615/- approximately and entire building cost is approximately Rs. 4,50,00,000/-
- b) The buildings described in paragraphs second and third hereof shall be valued on completion of the entire work (Construction).

FOURTEENTH:-

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

FIFTEENTH:-

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That the percentage of the undivided interest in the general and restricted common areas and facilities established herein shall not be changed except with unanimous consent of all the apartment owners.

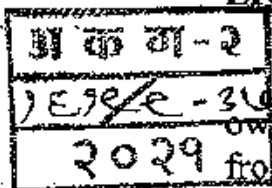
SIXTEENTH:-

That the undivided interest in the general and restricted common areas and facilities shall not be separated from the family unit to which it appurtenance 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.

SEVENTEENTH:-

That each owner shall comply with the provision of this deed, the Byelaws, decision and resolutions of the Association of Apartment Owners or its representatives and failure to comply with any such provision, decision or resolutions, shall be ground for an action to recover some due, for damages or for injunctive relief.

EIGHTEENTH:-



That the dedication of the property to the plan of Apartment ownership herein, shall not be revoked or the property shall not be removed from the plan of Apartment ownership or any of the provision herein shall not be amended unless all of the Apartment Owners and the mortgages of all the mortgages covering the units unanimously agree to such evocation of amendment or removal of the property from the plan by duly registered instruments.

NINETEENTH:-

That no Apartment owner of any family may escape himself from the liability or his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by abandonment of this family units. That all the apartment owners shall be liable to pay Rs. /- (Rupees only) towards common maintenance charges before the possession of the Apartment.

TWENTIETH:-

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

TWENTY-FIRST:-

Signature

That all the present and future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this Deed and that the mere acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said units shall signify that the provision of any of the said units shall signify that provisions of this Deed are accepted and satisfied. The respective family shall not be rented or given on lease and license or caretaker basis by the Apartment Owners thereof for transient or hotel purpose, which shall be defined as, (1) rental compensation or compensation for any period less than thirty days, (2) any rental or if the occupants of the family unit are provided customer 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 lease and licence or caretaker basis is made subject to the covenants and restrictions contained in this declaration and further subject to the byelaws in Exhibit-B attached hereto.

TWENTY-SECOND:-

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

TWENTY-THIRD:-

That, where a family unit is sold by a mortgage in exercise of his powers of sale under an English Mortgage or by a Court in Execution of Decree in a suit brought by a 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, the above shall not be construed to prevent the Association of Apartment owners from filling or clearing the charge for such assessments and enforcing the same as provided by law and that such charge shall be sub ordinate to such mortgage.

TWENTY-FOURTH:-

That in a voluntary conveyance of a family unit, the grantee of the unit shall jointly and severally liable with grantor for all unpaid assessments by the Association of Apartment owners against the letter for his share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee thereof. However, any such grantee shall be entitled to a statement from the Manager of Board or Board of Managers of the Association, as the case may be, setting forth the amount of the unpaid assessments against the grantor due to the Association and such grantee shall not be liable for, nor shall the unit be conveyed be subject to a charge for, any unpaid assessment

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made by the Association of Apartment Owners against the grantor in excess of the amount therein set forth.

TWENTY-FIFTH:-

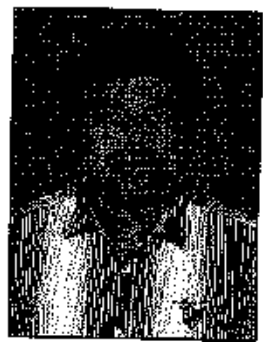
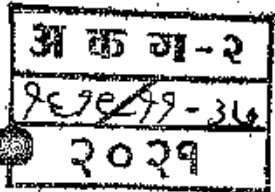
That the Manager of Board or Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgage covering family units, but without prejudice to the right of the owners of family units, to obtain individual family unit insurance.

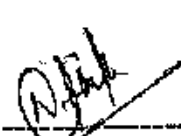
TWENTY-SIXTH:-

That, Insurance premium for any blanket insurance coverage shall be common expense to be paid to monthly assessment levied by the Association of Apartment Owners, and that such payment shall be held in separate account of the Association and used solely for the payment of the blanket property insurance premium or such premium become due.

IN WITNESS WHEREOF, the Grantor named above have signed this Deed on this day, month and year herein above mentioned, in presence of the attesting witnesses :-

IN THE CITY AT AKOLA, Tq. and Dist. Akola 03 day of March 2021




 Nitin S/o Sudampant Hirulkar
 Proprietor
 Gayatri Builders & Developers

WITNESSES:-

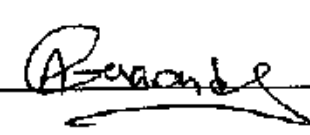
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EXHIBIT "B"**BYELAWS OF THE "NARAYANI" RESIDENCY APARTMENT
CONDOMINIUM"****1. Short title and Application :-**

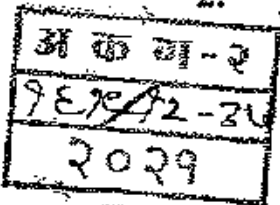
- i) These Bye laws may be called the Bye laws of the "NARAYANI RESIDENCY CONDOMINIUM".
- ii) The provisions of these Bye-laws apply separately to the flat owners of "NARAYANI RESIDENCY CONDOMINIUM".

All the present and future owners, tenants, future tenants or their employees, or any other person that might use the facilities of the building in any manner, are subject to the regulation set forth in these byelaws.

The more acquisition or rental or taking on license of any of the family units (hereinafter referred to as Units) of the building or mere act or occupancy of any of the said units will signify that these bye laws are accepted and will be complied with.

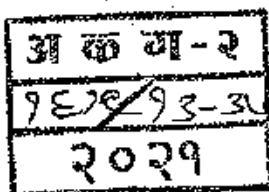
2. Definition:- In these bye laws, unless the context requires otherwise:-

- (a) 'Act' means the Maharashtra Apartment Ownership Act 1970.
- (b) 'Association' means the Association of all the Apartment owners constituted by such owners for the purpose of "NARAYANI RESIDENCY Apartment.
- (c) 'Board' means a Board of Managers consisting of six persons all of whom shall be owners of apartment in the "NARAYANI RESIDENCY Apartment.
- (d) 'Building' means the building located at Akola of S. No. 2/2,2/4 of Mauje Umarched, bearing Nazul Plot No 1/179,1/143 Nazul Sheet No. 86-B, Layout plot no 15 and 1 situated in the area known as Near SBI Colony No 3 Mohite plot, Rautwadi Akola, Tq. And Distt. Akola, and includes the land forming part thereof.



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- (e) 'Declaration' means the declaration, which the Sole owners of the Building have executed and registered as provided in Section 2.
- (f) Majority of owners means owners holding 51 per cent of the votes in accordance with the percentage assigned in declaration.
- (g) 'Owner' or 'Apartment Owner' means the person owning an apartment in the "NARAYANI RESIDENCY Apartment.
- (h) 'Section' means a section of the Act.
- (i) 'Unit' means a family unit in the "NARAYANI RESIDENCY Apartment.
- (j) 'Registrar' means the Registrar of Cooperative Societies.
- (k) Word and expressions used in these byelaws, but not defined therein shall have the meaning respectively assigned to them in the Act.



- (l) **APARTMENT OWNERSHIP:-** The building located at out of S. No. 2/2,2/4 of Mauje Umarkhed, bearing Nazul Plot No 1/179,1/143 Nazul Sheet No. 86-B, situated in the area known as Near SBI Colony No 3 Mohite plot, Rautwadi Akola, Tq. And Distt. Akola in the Akola District known as "NARAYANI RESIDENCY Apartment.

3. Object of Association:-

- i) The objects of the Association shall be :-
 - a) To be and to act as the Association of the owners of the apartments of the building called "NARAYANI RESIDENCY Apartment" at Akola (hereinafter called the said building) who has filed their respective declarations submitting their apartments to the provisions of the Act.
 - b) To invest or deposit moneys,
 - c) To provide for maintenance repair and replacement of the common areas and facilities by contributions from the apartment owners and if necessary by raising loans for that purpose.
 - d) To retain and rent or license if possible suitable portions of the common areas to outsiders for commercial purposes and to distribute the common.
 - e) To establish and carry on its own account on jointly with individuals or institutions, educational, physical, social and re-creative activities for the benefit of the apartment owners.
 - f) To frame rules, with the approval of the general meeting of the association and after consulting the competent authority

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and may establish a provident fund and gratuity fund, if necessary, for to benefit of the employees of the Association.

g) To do all things necessary and or otherwise provide for their welfare expedient for the attainment of the objects specified in these bylaws.

- (ii) The Association shall not act beyond the scope of its object without duly amending the provisions of these bylaws for the purpose.

4. Members of Association:-

- (i) All persons who have purchased apartments in the "NARAYANI RESIDENCY Apartment" CONDOMINIUM and executed respective declaration under section 5 submitting their apartment to provision of the Act shall pay the sum of five Rupees 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 bylaws on payment of Ten Rupees.

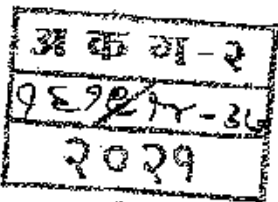
- (ii) Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift, under his Will or otherwise, the purchaser or done shall automatically become a member of the Association, and shall be admitted as member on payment of the entrance fee of one rupee. The shares held by an apartment owner shall be transferred to the name of such purchaser or done on payment of one rupee 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 "NARAYANI RESIDENCY Apartment as apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

5. 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 persons whose name stands first in the share certificate shall alone have the right to vote.

6. Holding of one share compulsory: - Every apartment owner must hold at least one share of the Association (Joint Apartment owners holding the share jointly).

7. Disqualification: - No apartment owner shall be entitled to vote on the question of the election of members of the Board, or the President, Secretary, Treasurer or any other office bearer or be entitled to stand for



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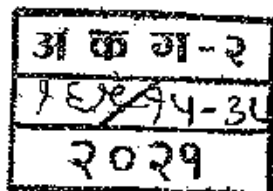
election to such office if he is in arrears of any sum due from him in respect of his contributions for common expenses for more than sixty days on the last day of the year preceding the year in which the elections to the Board would take place.

CHAPTER - II.

8. Voting: Voting shall be on the 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.

9. Quorum: Except as otherwise provided in these byelaws, the presence in person of a majority of owners shall constitute a quorum.

10. Votes to be in person:- Votes shall be caste in person.



CHAPTER-III. ADMINISTRATION.

11. Powers and duties of Association: The Association will have responsibility of administering the bye laws and rules of the Apartment Condominium, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of owner's castings votes in person.

12. Place of meetings: - Meetings of the Association shall be held at suitable place convenient to the owners as otherwise may from time to time be designated by the Association.

13. Annual meetings: - The first annual meeting of the Association shall be held on _____. Thereafter, the Annual meetings of the Association shall be held on the 4th 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 the bye law No. 23. The owners may also transact such other business of the Association as may property comes before them.

14. Special Meetings: - It shall be the duty of the President to call a special meeting of the apartment owners as directed by a resolution of the Board of Managers 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 duty authorized by him in this behalf.

The notices of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at the special meeting except as stated in the notice without the consent of 4/5th of the owners present in person.

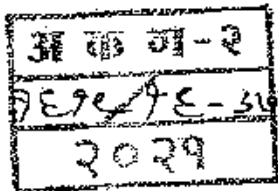
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15. **Notice of Meeting:** - It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting stating the purpose thereof as well as the time and place where it is to be held to each apartment owner at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in the bye law should be considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner.

16. **Adjourned meetings:** - If any meeting of owners cannot be organized because of quorum has not attended, the owners who are present, adjourned 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.

17. **Order of Business:** The order of business at all meetings of the units shall be as follows:-

- (a) Roll Call.
- (b) Proof of notice of meetings or waiver of notice.
- (c) Reading of minutes of proceedings of the meeting.
- (d) Reports of Officers,
- (e) Report of the Housing Commissioner, or of the officer duly authorized by them, if present.
- (f) Report of the Committees.
- (g) Election of Board.
- (h) Unfinished Business, if any.
- (i) New business.



CHAPTER - IV. **BOARD OF MANAGERS.**



18. **Management of Association:** - The affairs of the Association shall be governed by a Board.

19. **Powers and duties of Board:** - The Board shall have the powers and duties, necessary for the administration 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.

20. **Other duties:-** In addition to the duties imposed by these byelaws 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 "NARAYANI RESIDENCY Apartment" CONDOMINIUM and 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

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"NARAYANI RESIDENCY Apartment" and the common areas and facilities and the restricted common area 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 registers and account books and to take steps for the Secretary and examine the registers and account books and to take steps for the recovery of all sums due to the Association.
- (f) To sanction working expenses, count, cash balance and deal with other miscellaneous business.
- (g) To see that cashbook is written up promptly and is signed in first week of every months of one of the members of the Board authorized in this behalf.
- (h) To hear and deal with complaints.

21. **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 authorize including but not limited to the duties list in bye law No. 21.

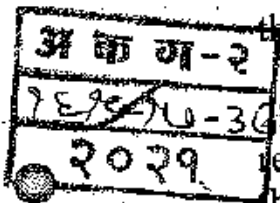
22. **Election and term of office:** - At the first annual meeting of the Association the terms of office and two Managers shall be fixed for three years. The terms of office of the two managers shall be fixed at two years, and the term of one Manager shall be fixed at one year. At the expiration of 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 the office until their successors have been elected and hold their first meeting.

23. **Vacancies:-** Vacancies in the Board caused by any reason other than the removal of a Manager by a vote of the Association, shall be filled by vote of the majority of the remaining Managers even though they may constitute less than a quorum and each person so elected shall be manager until a successor is elected at the next annual meeting of Association.

24. **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 the vacancy thus created. Any Managers, whose removal has been proposed by the owners, shall be given an opportunity to be heard at the meeting.

25. **Organization 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 Managers at the meeting at which such Manager 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.

26. **Regular meetings:** - Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of



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Managers but at least two such meetings of the board shall be given to each year. Notice of regular meetings 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.

27. 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 by telegraph, which notice shall state the time, place (as herein above prescribed) and purpose of the meeting. The President or Secretary shall call special meetings of the Board in like manner and on like notice on the written request of at least three Managers.

28. Waivers of Notice: - Before or at any meeting of the Board any Managers may in writing, waive notice of such meeting. Attendance by a 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.

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

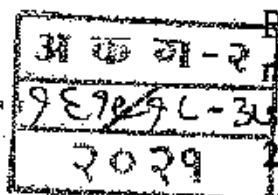
30. Fidelity Bonds:- The Board may require that all officers and employees of the Association handling or responsible for Association funds, shall furnish adequate fidelity bond. The Association shall pay the premium on such bonds.

CHAPTER - V. **OFFICERS.**

31. Designation:- The Principal Officers of the Association shall be a President, Vice President, Secretary, and Treasurer, all of whom shall be elected by and from the Board.

32. Election of Officers:-The officers of the Association shall be elected annually by the Board at the organization meeting of each new Board and shall hold office at the pleasure of the Board.

33. 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 purpose.



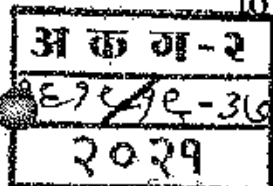
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34. **President:** - The President shall be the Chief Executive Officer of the Association; He shall preside at all meetings of the Association and the Board. He shall have all or the general powers and duties, which are usually vested in the office of the President of an Association, including but not limited to, the power to appoint the 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.

35. **Vice President:-** The Vice-President shall take the place of the President and perform his duties, which 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 upon him by the Board.

36. **Secretary:-** The Secretary shall keep the minutes of all the meetings of the Association. He shall have charge of such books and papers as the Board may direct, and she shall in general perform the entire duties incidental to the office of Secretary.

37. **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. 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 depositors as may from time to time be designated by the Board.



CHAPTER - VI. **OBLIGATIONS OF THE APARTMENT OWNERS.**



38. **Assessments:** All owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to the upkeep, maintenance of "NARAYANI RESIDENCY Apartment, which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, and earthquake or other hazard or calamity. The assessments shall be made pro-rate 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.

39. **Maintenance and Repairs:**

- (1) Every owner must perform promptly all maintenance and repair work within his own unit which if omitted would affect common facilities provided in "NARAYANI RESIDENCY Apartment" in entirety or in a part belonging other owners, being expressly

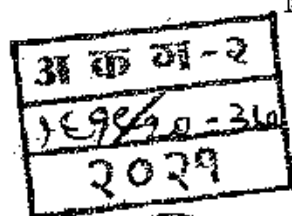
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responsible for the damages and liabilities that his failure to do so may endanger.

- (2) All the repairs of internal installations of the unit such as water, light, gas, power, sanitary installation, sewage, 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 expenditure incurred in repairing or replacing any common area and facility damages through his fault.

40. Use of Family Units - Internal Changes:-

- i) All units shall be utilized for residential purpose only.
- ii) An owner shall not make any structural modification or alterations in his unit or installations located therein without previously notifying the Association in writing through the President of the Board, if no Manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.



Use of common areas and facilities and restricted common areas and facilities:- An owner shall not place or caused to be placed in the lobbies, stairways and other areas of "NARAYANI RESIDENCY 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.

42. Right of Entry:-

- (i) An owner shall grant the right of entry to the manager or to any other person authorized by the Board or the Association in case of any emergency originating in or threatening his unit whether the owner is present at the time or not.
- (ii) An owner shall permit other owners, or their representative 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 are 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.

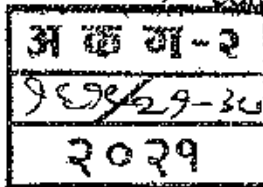
43. Rules of Conduct:-

- i) No resident of the "NARAYANI RESIDENCY Apartment" shall post any advertisement or posters of any kind in or on the building except as authorized by the Association.
- ii) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may

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disturb other residents, keeping domestic animals shall abide by the Municipal Sanitary bye laws or regulations.

- iii) It is prohibited to hang garments, dust rugs, etc. from the windows, balconies or from any of the facades of the apartment allotted to the members of the said "NARAYANI RESIDENCY". It is prohibited to dust rugs, etc., from the windows, or to clear rugs, etc., by beating on the exterior part of said condominium.
- iv) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and throw in the Municipal dustbin.
- v) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennas, machine or air conditioner units, etc., on the exterior of the Flat allotted and occupied by each Apartment holder or that protrude through the walls of the roof of that condominium except as authorized by the Association.



CHAPTER - VII FUNDS AND THEIR INVESTMENTS.



Funds: - Funds may be raised by the Association in all or any of the following ways viz.

- (a) By shares.
- (b) By contributions and donations from the apartment owners,
- (c) From common profits that shall form the nucleus of the Reserve fund.
- (d) 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.

45. **Investment:-** The Association may invest or deposit its funds in one or more of the following:-

- (a) In the Central Cooperative Bank or in the State Cooperative Bank or
- (b) In any Cooperative Bank other than those referred to in clause (a) of these bye laws.

46. **Affiliation:** Should there be any Federation of Apartments Owners in the locality in which the "NARAYANI RESIDENCY Apartment" building, the competent authority become a member thereof and pay the sums from time payable to such Federation under the Rule thereof.

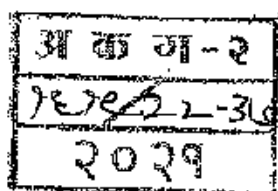
47. **Accounts:-**

- i) A banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain his personal

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custody an amount not exceeding Rs. 100/- for petty expenses. All payment above Rs. 20/- shall be made by cheques signed by the Secretary and one member of the Board.

- ii) Each apartment owner shall have a pass book, in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses, and his share of assessment and other dues if any, in respect of his apartment.
- iii) 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 and expenditure of the previous financial years, 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 of the Association and copy thereof shall be submitted to the competent authority not later than 15th August, every year.
- v) Every financial statement shall be accompanied by a complete list of the Apartment owners. There shall also accompany the financial statement a similar list of loanees. The financial statement shall state up to what date profits and expenses of common areas are included.



48. 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 therein 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 law or specially report to the Association in what respect he finds it incorrect, un-touched or not in accordance with the law.

49. Publication of accounts and reports: A copy of the last financial statement and of the auditor, if any, shall be kept in a conspicuous place in the Association.

50. Power of Auditor: The Auditor shall be entitled to call or 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 of any manner connected with the accounts, which appears to him to require notice.

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CHAPTER - VIII. **MORTGAGES.**

51. Notice of Association: - An owner who mortgages his unit shall not if the association through the Manager, if any, or the President of the Board, in the even there is no Manager, the name and address of his mortgages, and the Association shall maintain such information in a book entitled "Mortgage Units".

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

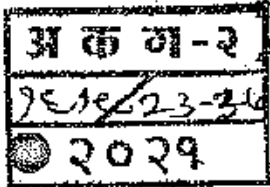
CHAPTER - IX. **COMPLIANCE.**

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

54. 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 authorized by the Association in that behalf.

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

56. Amendment of the bye law: - These bye laws may be amended by the Association in duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 per cent of the total value of all units in the said "NARAYANI RESIDENCY Apartment" as shown in the declaration.





अकोला महानगरपालिका, अकोला

विकास परवानगी आदेश

आरंभ प्रमाणपत्र

(Commencement Certificate)

(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 से कलम 45 अन्वये व मुंबई शहरीकृत महानगरपालिका अधिनियम 1949 से कलम 253, 254 बाधत)

प्र.कं.14/08/19-20

दिनांक - ३/०४/२०१७

प्रति,

श्री नितीन सुदामपंत हिरेळकर

स. सऊतवाडी, अक्केला

धातुનાં વર્ણન

अबनेला वेधील जीने उमरवेक येथे सर्व साधारण शर्ती व अटीनुसार सोयलचे नकारा प्रमाणे तहमजला + 4 ये नियासी वांपराचे वांछनाम करण्यासाठी पुढील शर्तीस अधिन राहून भरवजगी देण्यात येत आहे.

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प्रकरण क्रं. 14/09/19-20 अन्वये मंजूर झालेल्या नवराश्ट्री प्रस आदर्श शिक्षानंद

अर्जुनदाराची स्वाक्षरी

प्रतिलिपि,

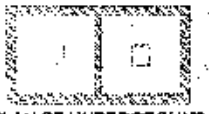
१. क्षेत्रीय अधिकारी (पूर्व स्कोन), सज्जपा अखंडता

SCHEDULE OF OPENING

NAME	LENGTH	HEIGHT	NOS.
DOOR	1.07	2.10	108
W.C.	3.21	2.10	72
W.C.	1.14	2.10	5
W.C.	3.87	2.10	45
W.C.	2.80	0.75	44
W.C.	1.15	0.75	1
W.C.	1.80	1.20	62
W.C.	2.13	1.20	8
W.C.	1.72	1.20	4

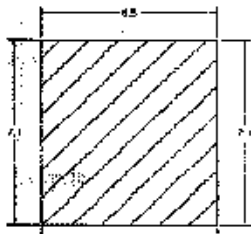


SECTION THROUGH U. WATER TANK



PLAN OF UNDERGROUND WATER STORAGE TANK

STILT FLOOR RESIDENTIAL AREA KEY PLAN

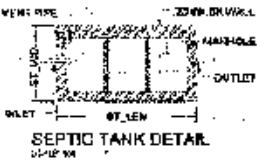


CALCULATION BLOCK SCALE 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area (Sq M)
BLOCK	6.48	7.35	48.19
BLOCK AREA TOTAL = 48.19 Sq M			
Total Deduction = 0.05 Sq M			
Net Built Up Area = 48.14 Sq M			



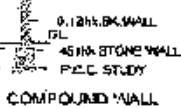
CROSS SECTION



SEPTIC TANK DETAIL



M.S. GATE

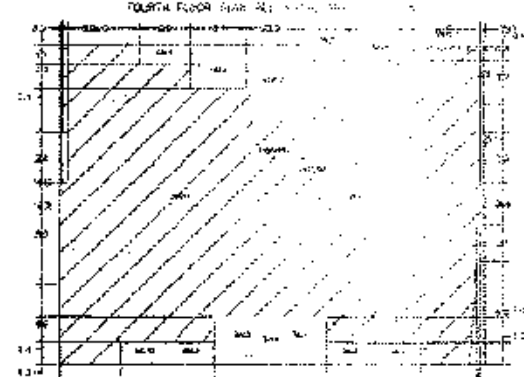


COMPOUND WALL DETAIL

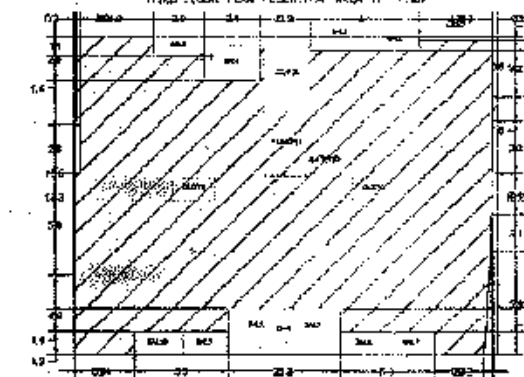
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING & COMPOUND WALL FOR SHRINITHI SUDAMPANT HIRULKAR, AT MOJJE UMARKHED, RAUTWADI IN F.S. NO 2/2 ON LAYOUT PLOT NO.1B+15/1, AKOLA, TQ. & DIST. AKOLA.

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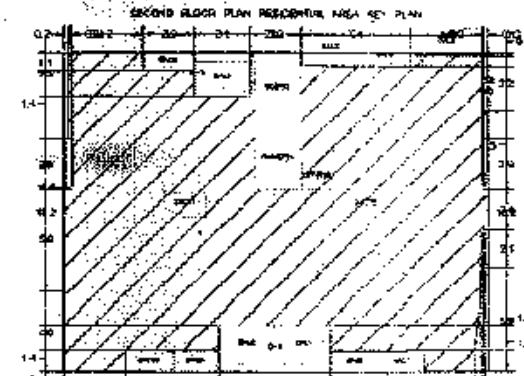
BUILT UP AREA CALCULATION FOR STILT FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area (Sq M)
BLOCK	6.48	7.35	48.19
BLOCK AREA TOTAL = 48.19 Sq M			
Total Deduction = 0.05 Sq M			
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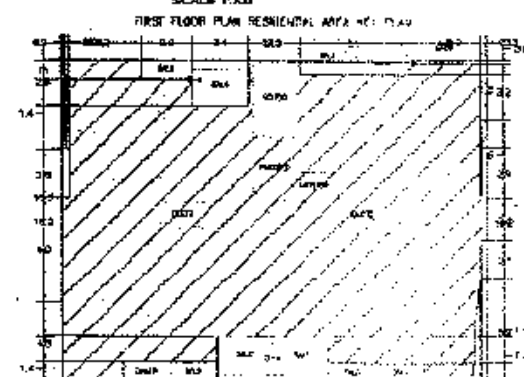
CALCULATION BLOCK SCALE 1:100



CALCULATION BLOCK SCALE 1:100



CALCULATION BLOCK SCALE 1:100



CALCULATION BLOCK SCALE 1:100

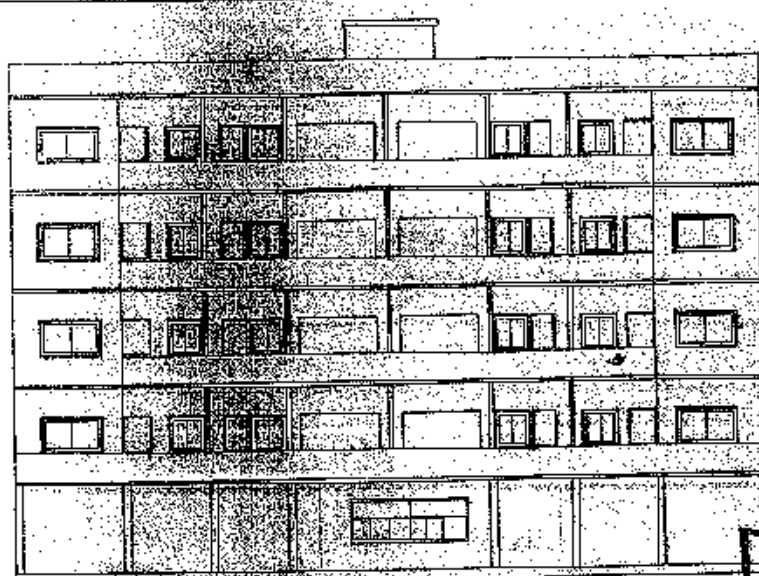
BUILT UP AREA CALCULATION FOR STILT FLOOR RESIDENTIAL	
AREA NAME	LENGTH
BLOCK	6.48
BLOCK AREA TOTAL = 48.19 Sq M	
Total Deduction = 0.05 Sq M	
Net Built Up Area = 48.14 Sq M	

BUILT UP AREA CALCULATION FOR STILT FLOOR RESIDENTIAL	
AREA NAME	LENGTH
BLOCK	6.48
BLOCK AREA TOTAL = 48.19 Sq M	
Total Deduction = 0.05 Sq M	
Net Built Up Area = 48.14 Sq M	

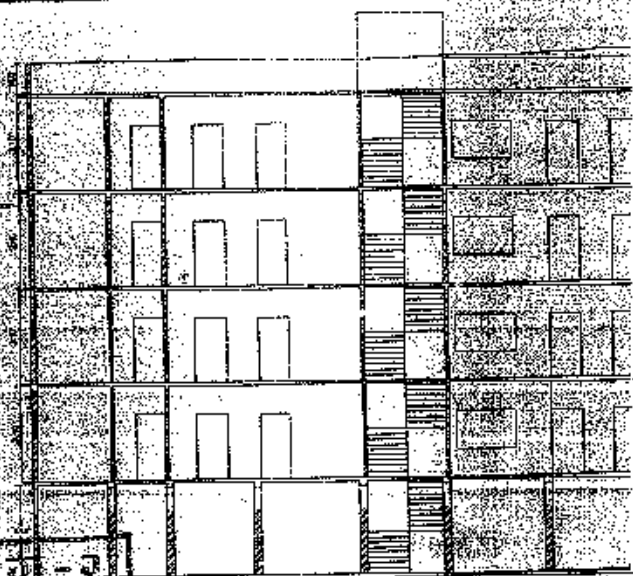


CALCULATION BLOCK SCALE 1:100

BUILT UP AREA CALCULATION FOR STILT FLOOR RESIDENTIAL	
AREA NAME	LENGTH
BLOCK	6.48
BLOCK AREA TOTAL = 48.19 Sq M	
Total Deduction = 0.05 Sq M	
Net Built Up Area = 48.14 Sq M	

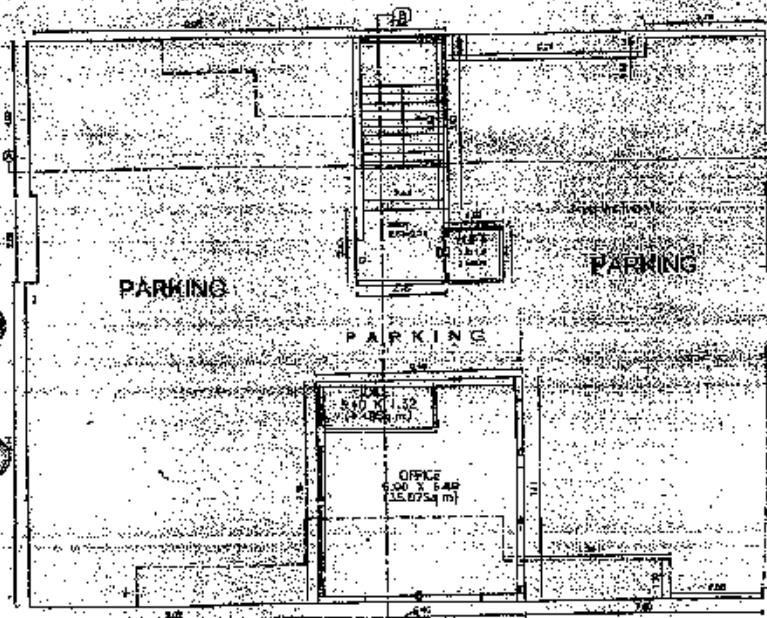


FRONT ELEVATION
SCALE 1:100

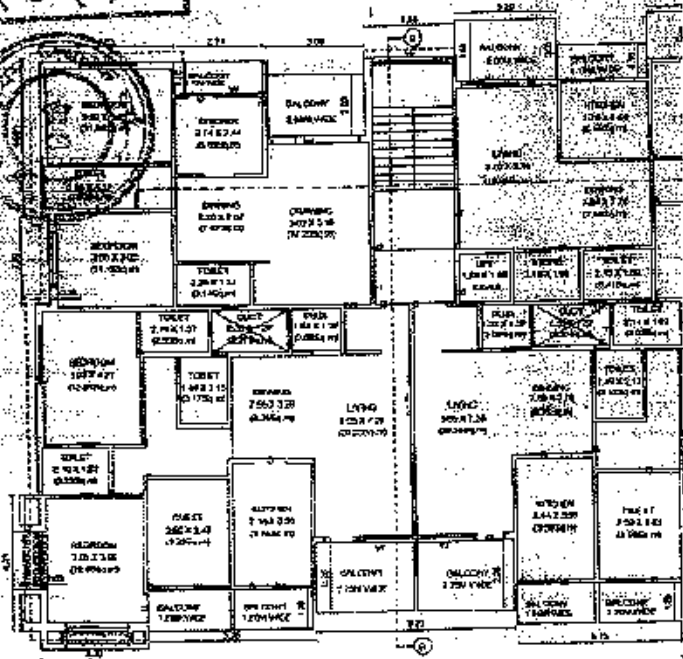


SECTION A-A
SCALE 1:100

34 10 21-2
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2029



GROUND FLOOR
SCALE 1:100



TYPICAL FIRST SECOND THIRD & FOURTH FLOOR

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING & COMPOUND WALL
FOR SHRINITH SUDAMPANT HIRULKAR, AT MOUJE UMARKHED, RAUTWADI IN F.S. NO.22, ON LAYOUT PLOT NO.1B+15/1 AKOLA.

Alak



भारत सरकार

Unique Identification Authority of India

नॉनविश्यावा क्रमांक / Enrollment No 1190/1091/1/01259

To,
नितीन सुदाम हिरुकर
Nitin Sudam Hirulkar
S/O Sudam Hirulkar
NEAR MARUTI MANDIR, MOHITE PLOT S. B. I. COLONY
NO. 3, LAHAN UMARI
AKOLA
Maharashtra 444005
9823276049

Ref: 841/07E/799393/800614/P



UE425069044N



आपला आधार क्रमांक / Your Aadhaar No. :

6844 1084 1143

आधार - सामान्य माणसाचा अधिकार

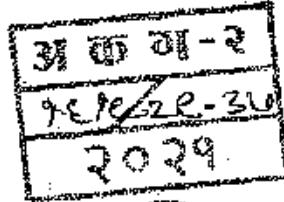


नितीन सुदाम हिरुकर
Nitin Sudam Hirulkar
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



6844 1084 1143

आधार - सामान्य माणसाचा अधिकार



Handwritten signature

मालमत्ता पत्रक

विभाग/मोजे :- अकोला

तालुका/न.पु.सा.का. - अकोला

जिल्हा - अकोला

नगर प्रमाणन शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.

धारणाधिकार

साक्षरता दिलेल्या अकरावीचा किंवा साड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ



८६वी १/१४३ ८६वी १/१४३ ५६८० चौ.फु.

४३=५८

सुविधाधिकार

नवकल तयार

अर्ज प्रमाणा

करणार

अर्ज प्राप्त दिनांक ०२/०३/२०२१

हक्कनाचा मुल धारक वर्ष

[१] डॉ.जी.आत्माराम अमृताराम फेक १२७३३ ने कमी]
[२] दत्तात्रय गोविंद म्हाडुरकर अरविंद गोविंद माडुरकर]
[क्षेत्र २८४०.०० चौ.फु.] फेक १४८६९ ने कम]

प्रतिलिपी लिपिक

नवकल तयार दिनांक ०२/०३/२०२१

पावती क्र.

१११०२४०१२३४५

२०२०२१.१.

पट्टेदार

तपासणार

करक फी-

एकुण नवकल फी

१०/-

इतर भार

सत्य प्रतिलिपी

इतर शी

रा.मा.क्र.८/२६८-६९

मुख्यलय सहाय्यक

सपअधिकार भूमी अधिलेख

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (श) पट्टेदार (प) किंवा भार (भा)	अवकाशकारक
१५/०५/२०१५	रणी मोबदला लेख	र द क्र ५५८९ दि १३/१२/२०१३	धारक मे कल्पना विल्डर्स ऑन्ड डेव्हलपर्स लॉक मुंबई केलवारा भाळी सी सारीका किजय कोसल अपिलीत विजय कोसल प्रेमलता नगझायराव रुचके [इतर भार] [डॉ आत्माराम अमृताराम पाटील] [बांधलेल्या इमारती मधील फळीच्या मजल्याचा गाळा] [बांधकाम क्षेत्र १०८० चौ फुट] फे.क्र १५४२८ ने कमी फे.क्र. १६०३४ मे फ्लॉट टी-१ कम	फेरफार क्र.२४२३२ प्रमाणे सही - ०८/०६/२०१५ ड अ भू अ अकोला
२६/०४/२०१६	रणी खरेदी	र द क्र ५३६ दि १८/०२/२०१७	इतरभार [श्रीमती प्रेमलता नगझायराव रुचके] [कल्पना फेक -२] [तिस-या मजल्याचा फ्लॉट क्र टी-२] [वा क्षेत्र ११०३.०० चौ फुट] [जागेत अ वि हीस्ता] फे.क्र १४३३३ ने कमी.	फेरफार क्र.४१२२२ प्रमाणे सही - १५/०५/२०१७ ड अ भू अ अकोला
२१/०६/२०१७	रणी खरेदीने खरेदी की रु ४०,०००,००/-	र द क्र २२१३ दिनांक ८/६/२०१७	इतरभार गोपाल शेरशाय डामरे कल्पना पार्क - २ तिस-या मजल्याचा फ्लॉट क्र टी -२ वा क्षेत्र ११०३.०० चौ फुट जागेत ३५८.७४ चौ.मी. अ वि हीस्ता	फेरफार क्र.४३३३३ प्रमाणे सही - ०७/०७/२०१७ ड अ भू अ अकोला
२२/०८/२०१७	रणी खरेदी	र द क्र ८०३ दिनांक ११/९/१५	इतरभार श्री कीलोर देवलाल मानकर कल्पना पार्क - २ पलील्या मजल्याचा फ्लॉट नं रुक -२ वा. क्षेत्र १०२.५० चौ.मी. जागेत ३५८.७४ चौ फुट अ वि हीस्ता	फेरफार क्र.४३८५ प्रमाणे सही - २३/०८/२०१७ ड अ भू अ अकोला

अ क म -२
१८३०-३७
२०२१



मालमत्ता पत्रक

विभाग/मौजे -- अकोला

तालुका/न.मु.मा.का. -- अकोला

जिल्हा -- अकोला

नगर मूनापन शिट नंबर प्लॉट नंबर क्षेत्र

धारणाधिकार

शासनाला दिलेल्या आवकपोंची किंवा शाह्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ

८६वी ४/१४३ ८६वी ४/१४३

दिनांक	ज्येष्ठार	खंड क्रमांक	नविन धारक (धा) पहेचर (प) किंवा मार (मा)	साक्षात्करण
३६/०८/२०१७	रजी खरेदी ख.की. २४,००,०००/-	र.प.क्र. ५३८ - दि. १८/२/२०१७	इतरधार सौ.प्रतिभा रघुविर रुक्मे कल्पना पार्क-२ मधील चौथा मजल्यावरून फ्लॅट क्र. एफ एफ - २ चे क्षेत्र १०२.५० चौ.मी जागेत ३५८.७४ अ.वि.हीस्सा	फेरफार क्र.४४१५ प्रमाणे सही - ३६/०८/२०१७ उ अ मू अ अकोला
१७/१२/२०१७	रजी खरेदी -- कू.मूख्यार	र.प.क्र. - ५३५ दि. १८/२/२०१७ -- ४८८५ २०१५ --	इतरधार श्री.शिवशंकर दामोदर कंकाळे सौ.मंदा शिवाकर कंकाळे कल्पना पार्क - २ चवथ्या मजल्याचा फ्लॅट नं. एफ,एफ - १ बा.क्षेत्र १००.३७ चौ.मी जागेत ३५१.२५ चौ.फूट अ.वि.हीस्सा	फेरफार क्र.४५१८ प्रमाणे सही - १७/१२/२०१७ उ अ मू अ अकोला
२५/०५/२०१८	रजी खरेदीने ख.कि.रु ३०,००,०००/- अ क म - २ १६१४३१-३१० २०२१	र.प.क्र. - ५३७ १८/२/२०१७	इतरधार पांडुरंग रामराव इंगळे व उषा पांडुरंग इंगळे कल्पना पार्क दुसरा मजला फ्लॅट नं एस - २ बा.क्षेत्र ११०३.०० चौ.फूट अ.वि.ही	फेरफार क्र.४६०९ प्रमाणे सही - २५/०५/२०१८ उ अ मू अ अकोला
२६/०६/२०१८	रजी खरेदीने ख.कि.रु ८०,००,०००/- अकोला नगरपालिका	र.प.क्र. - ८७२ २६/६/२०१८	धारक नितीन सुरामणत हिस्सेदार क्षेत्र २८४०.०० चौ.फूट	फेरफार क्र.४८६९ प्रमाणे सही - २६/०६/२०१८ उ अ मू अ अकोला
१३/१२/२०१८	रजी खरेदीने ख.की.रु २४,२५,०००/- अकोला नगरपालिका	र.प.क्र. - ८०१ ४/३/२०१७	इतरधार सौ.सारीका विजय कोसल कल्पना पार्क - २ मधील दुसऱ्या मजल्याचा फ्लॅट क्र एस १ बा.क्षेत्र १००.३७ चौ.मी अविही	फेरफार क्र.५२७७ प्रमाणे सही - १३/१२/२०१८ उ अ मू अ अकोला
१८/०२/२०१९	रजी खरेदीने ख.कि.रु २४,२५,०००/-	र.प.क्र. - २४५० १६/७/२०१८	इतरधार अमोल गणेशाच रुक्मे पहिल्या मजल्याचा गाळा बा.क्षेत्र १०८०.०० चौ.फूट	फेरफार क्र.५४१८ प्रमाणे सही - १८/०२/२०१९ उ अ मू अ अकोला
१७/०४/२०२०	रजी खरेदीने ख. २४,२५,०००/-	र.प.क्र. ५३४ १८/०२/१७	इतरधार सौ. गिता गणेशन बुरघाटे व गणेशन नख्खुजी बुरघाटे कल्पना पार्क - मधिल रिस-च्या मजल्याचा फ्लॅट क्र.टी-२ बा.क्षेत्र १००.३७ चौ.मी.	फेरफार क्र.५०२४ प्रमाणे सही - १७/०४/२०२० उ अ मू अ अकोला

तपासणी करणारा -

खरी नक्कल -

पानांक इले २

अकोला

अकोला

११४०

मालमत्ता पत्रक

विभाग/मौजे - अकोला

तालुका/न. भु. मा. का. - अकोला

जिल्हा - अकोला

नगर/ग्रामपंचायत	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या अकारणीया किंवा वाड्याच तपशील आणि त्याच्या फेर तपसणीचे निवत वेळ
कशोका			चौ.मी.		
८६वी २/१७९	८६वी	१/१७९			
				L.P.No. १५ ५३५५ चौ.फु.	३५८.०० २००६.

सुविधाधिकार

हक्काचा मुळ धारक

[सौ यमनाबाई हरीभाऊ फेक १५३८९ ने नाव कम]
सुरेसकुमार हरीभाऊ मोहिते
[श्रीकांत हरीभाऊ मोहिते] वा प बा] फेक १५३८९ ने नाव कम]
फेक १०६८३ ने क्षेत्र ४८३.८५च

पडवार

हतर भार

हतर शीरे

रा.मा.क्र. २३/२/६८-६९

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पडवार (प) किंवा भार (घ)	साक्षात्कार
२०/०३/२०१३		[ए क्र १३७५ दि[१४/३/२ १४/३/२००० फे.क्रं १५३८९न दुसऱ्या	[सर्व अत्रासहोब पवित्रकार] [अ पा क पडोल अत्रासहोब विठ्ठलराव पवित्रकार] [क्षेत्र ४८३.८५ चौ मी] फेक ११५९६ ने कमी]	फे.सु.क्र १०६८३ प्रमाणे सही - १५/०४/२०१३ उ अ भू अ अकोला
०३/०३/२०१४	रजी खरेदी	र द क्र ४१५३ दिनांक २७/०८/२०१३	[नितीन सुरामपंत हिरेळकर] [सोलेश देविदास पाटील] [इंदरचंद छगनलाल पारख] [विनोद भिमराव सोपडे] [क्षेत्र ४८३.८५ चौ मी] फे.क्र १४२३८ ने कमी]	फे.सु.क्र ४२१५९६ प्रमाणे सही - २१/०४/२०१४ उ अ भू अ अकोला
०१/०६/२०१७	रजी खरेदी खरेदी की रु ४०५००००/-	र द क्र ४४०८ दिनांक ६/१०/२०१६	धारक नितीन सुरामपंत हिरेळकर क्षेत्र ४८३.८५ चौ.मी.	फे.सु.क्र ४२३८ प्रमाणे सही - १६/०६/२०१७ उ अ भू अ अकोला

अ क ग - २
१६१४३२-३५
२०२९



मालमत्ता पत्रक



विभाग/सौजे -- अकोला

तोलुका/न.भू.मा.का. -- अकोला

जिल्हा -- अकोला

सपर घुमापन क्रमांक

शिफ्ट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणकर्ता

जिसेला दिलेल्या अकारांकात किंवा बाह्याचा नमूनासह आणि त्याच्या फेर तपासणीची नियत वेळ)

८६वी १/१७९

८६वी

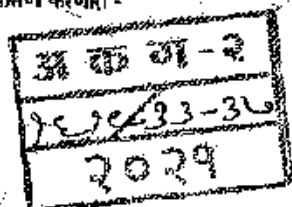
१/१७९

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पडदार (प) किंवा भार (भ)	साक्षात्करण
२२/०१/२०१९	आदेशाने मा. वि. अ. पू. अ. अकोला यांचे कडील पत्र क्र. न.पू. - १/ शिफ्ट नं. ८६वी / अकोला / २०१९ अन्वये इकडील कार्यालयाचे आदेश क्र. न.पू. शिफ्ट नं. ८६वी / प्लॉट नं. १/१७९ अकोला दि. २२/१/२०१९ अन्वये संगणकात मूल धारक यांचे नावास करणेत आलेला कंस्ट. र. व. करणेत येवून गेली क्षेत्र वजा करणेत आले तसेच फेर फार नोंद क्र. १०६८३ नोंदवताना खरेदी दस्ताचा दिनांक १४/३/२०१३ ऐवजी १४/३/२००० असा दुरुस्त करण्यात आला तसेच फेर फार मंजूरीचा दिनांक २२/४/२०१३ ऐवजी १५/४/२०१३ असा दुरुस्त केला तसेच संगणकीकृत मिळकत पत्रीकेवरील फेर फार मंजूरीचा दिनांक ४/४/२०१३ ऐवजी १५/४/२०१३ असा दुरुस्त केला. तसेच फेर फार नोंद क्र. १२३४ चा अमल मिळकत पत्रीकेला घेवून नावे कमी करण्याची नोंद केली.	-	आदेशाने दुरुस्ती केली	फेर फार क्र. १५,६८१ प्रमाणे सही - २२/०१/२०१९ उ. अ. भू. अ. अकोला
२२/०१/२०१९				फेर फार क्र. - प्रमाणे सही - २२/०१/२०१९

तपासणी करणारा -

खरी नक्कल -

पानांकडे र अकोला अकोला



जन्मकल तयार करणार प्रतिलिपी लिपीक

अर्ज क्रमांक ११६६०
अर्ज प्राप्त दिनांक ०२/०३/२०२१
नक्कल तयार दिनांक ०२/०३/२०२१
पादती क्र. ११६६०२४०६३३६
२०२०४१

स्वास्त्यगार

फरक फी - ६०/-
एकूण नक्कल फी

सत्य प्रतिलिपी

मुख्यालय सहित्यक
उपअधिकाक भूमी अभिलेख
अकोला



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 :
P50100028283

Project: NARAYANI RESIDENCY , Plot Bearing / CTS / Survey / Final Plot No.: LAYOUT PLOT NO 15 S NO 2/2 NZ PLOT NO 1/179 SHEET NO 86B, LAYOUT PLOT1 S NO 2/4 NZ PLOT NO 1/143 SHEET NO 86B Dharl Pr. Akola (CT), Akola, Akola, 444005;

1. Mr./Ms. Nithin Sudampant Hirulkar son/daughter of Mr./Ms. Sudam Haribhau Hirulkar Tehsil: Akola, District: Akola, Pin: 444005, situated in State of Maharashtra.

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

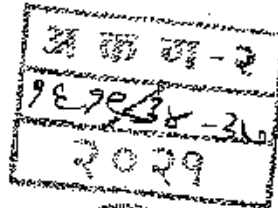
- ♦ The promoter shall enter into an agreement for sale with the allottees;
- ♦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (f) 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 18/02/2021 and ending with 30/08/2021 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 Mahand Prabhu
(Secretary, MahaRERA)
Date: 18-02-2021 08:21:25

Dated: 18/02/2021

Place: Mumbai

(Handwritten signature)

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



भारत सरकार
Government of India



जानेश्वर शेषराव भगत
Gyaneshwar Sheshrao Bhagat
जन्म तारीख / DOB : 05/07/1966
पुरुष / Male



8970 8079 8255

आधार - सामान्य माणसाचा अधिकार

[Signature]



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: शेषराव भगत, टी 4
नर्मदा अपार्टमेंट नो 4, गोकुलने प्लॉट
डाकरोड, दापोली, अकोला सि.
अकोला, महाराष्ट्र, 444002

Address: S/O: Sheshrao Bhagat, T 4
narmada apartment no 4, gokul plot
dacki road, Dapoli, Akola City, Akola,
Maharashtra, 444002

8970 8079 8255



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

[Signature]



भारत सरकार
Government of India



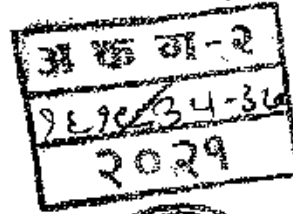
अलुल गणेश गावंडे
Alul Ganesh Gawande
जन्म वर्ष / Year of Birth : 1978
पुरुष / Male



3515 5748 1781

आधार - सामान्य माणसाचा अधिकार

[Signature]



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: गणेश गावंडे, मू पोस्ट
दाहिगाव खर्बडे, दाहिगाव, अकोला,
दाहिगाव, महाराष्ट्र, 444102

Address: S/O: Ganesh Gawande, mu post
dahigaon kawande, Dahigaon, Akola,
Dahigaon, Maharashtra, 444102

3515 5748 1781



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

238/1619

बुधवार, 03 मार्च 2021 4:30 म.नं.

दस्त गोश्वारा भाग-1

अकग

38 - 36

दस्त क्रमांक: 1619/2021

दस्त क्रमांक: अकग /1619/2021

बाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. अकग यांचे कार्यालयात

अ. क्र. 1619 वर दि.03-03-2021

रोजी 4:22 म.नं. वा. हजर केला.

पावती:1943

पावती दिनांक: 03/03/2021

सादरकरणाचे नाव: मे गायत्री विस्वर्स ऑन्ड डेव्हलपर्स
रॉयस इस्टेट प्रोप्रा. नितीन सुदामपंत हिस्कर.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 740.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 37

दस्त हजर करणाऱ्याची सही:

एकुण: 860.00

Sub Registrar Akola

Sub Registrar Akola

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्र. 1 03 / 03 / 2021 04 : 22 : 52 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 03 / 03 / 2021 04 : 25 : 31 PM ची वेळ: (फी)



दस्त गोधारा भाग-2

अंक

36-36

03/03/2021 4:42:00 PM

दस्त क्रमांक: 1619/2021

दस्त क्रमांक: अंक/1619/2021

दस्ताचा प्रकार :- घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मे गायत्री बिल्डर्स अँड डेव्हलपर्स रॉयल इस्टेट प्रोप्रा. नितीन सुदामपंत हिरुळकर पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: राऊतवाडी, अकोला, महाराष्ट्र, अकोला. पिन नंबर:	सिंहन देशार वय: 44 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तभाकधीत घोषणापत्र चा दस्त ऐवज करून दिल्याचे कडुस करतात.
शिका क्र.3 ची वेळ: 03 / 03 / 2021 04 : 37 : 54 PM

ओळख:-

खालील इसम असे विवेचीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीज: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ज्ञानेश्वर शेणगाव भगत वय: 54 पत्ता: अकोला पिन कोड: 444001		
2	नाव: अतुल गणेश गवई वय: 42 पत्ता: अकोला पिन कोड: 444001		

शिका क्र.4 ची वेळ: 03 / 03 / 2021 04 : 40 : 55 PM

Sub-Registrar Akola

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms Gayatri Builders And Developers through Nitin Sudampant Hirulkar	eChallan	02901792021030337740	MH012553545202021E	500.00	SD	0005905920202021	03/03/2021
2		DHC		0303202108339	800	RF	0303202108339D	03/03/2021
3	Ms Gayatri Builders And Developers through Nitin Sudampant Hirulkar	eChallan		MH012553545202021E	100	RF	0005905920202021	03/03/2021

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

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2. Get print immediately after registration.

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प्रमाणित करण्यांत येते की, 1619/2021

या दस्ताला एकूण 36 पाने आहेत

पुस्तक क्रमांक: 3 दस्त क्रमांक: 1619

अकोला

सह दुय्यम निबंधक वग-2

क्र. 2, अकोला

दिनांक 03 मार्च 2021