पावती

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नोंदणी क्रं. :39म
Regn.:39M

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Wednesday,October 26 ,2016
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पावती क्रं.: 6282 दिनांक: 26/10/2016

[illegible] नाव: शेगांव
[illegible] अनुक्रमाक: अरन2-3259-2016
[illegible] प्रकार : घोषणापत्र
[illegible] नाव: पि एस असोसीएटस तर्फे पार्टनर प्रवीण साहेबराव महल्ले

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	रु. 820.00

[illegible] दस्त [illegible] दिला. Joint Sub Registrar Amaravati II

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[illegible] मुल्य : रु. 100/-

[illegible]: By Cash रक्कम: रु 100/-
[illegible] By Cash रक्कम: रु 720/-

10 26 2016

DEED OF DECLARATION

THIS DEED OF DECLARATION is made in the city of Amravati [illegible] day of October, 2016 by –

P.S.Associates, through its Partners –

PAN – AANFP9212E

- **Shri Pravin Sahebrao Mahalle,**

Age 40 years, Occupation: Business, r/o Survey [illegible]
Amravati, Tq. & Dist. Amravati

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DEED OF DECLARATION

THIS DEED OF DECLARATION is made in the city of Amravati on this ___ day of October, 2016 by –

P.S.Associates, through its Partners –

PAN – AANFP9212E

(1) **Shri Pravin Sahebrao Mahalle,**
Age 40 years, Occupation: Business, r/o Su-sanyog Colony, Amravati, Tq. & Distt.Amravati.

Second :- That the Grantor has started development of the above

(2) **Shri Subhash Gulabchand Agrawal**,
Age 42 years, Occupation: Business, r/o Dhanwantari Colony, Amravati, Tq. & Distt.Amravati. hereinafter referred to as '**GRANTOR**', who is fully empowered and qualified to execute this Deed does hereby state.

First :- "That the GRANTOR is the sole and absolute owner of –

(1) "Layout converted **plot No.31**, admeasuring **8360 sq.ft. (776.94 sq.mtrs.)** from field survey No.43/1 of Mouje Shegaon, Pragane Nandgaon Peth, Tq. & Distt.Amravati, converted as per Rev.Case No.24/2/1971-72 of Shegaon dated 31/3/1973, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot No.32;
Towards West: Plot No.30;
Towards North: Other's layout;
Towards South: 9 mtr. wide road."

(2) "TDR certificate issued by the Amravati Municipal Corporation vide Folio No.AMC/ADTP/TDR/50/2012 dated 30/4/2013, certificate no.50 total area of 17200 sq.mtrs. in Zone-B of Amravati, **out of which T.D.R. rights,** admeasuring **3337 sq.ft. (310.00 sq.mtrs.)** from F.S.No.73/2 of Mouje Peth Amravati, Pragane Badnera, Tq. & Distt.Amravati."

That the Grantor had acquired the title of the plot no.31, admeasuring 8360 sq.ft. of Mouje Shegaon as per registered sale deed dated 26/5/2016, which is registered with Sub-Registrar, Amravati at Sr.No.2380/2016 from Shri Sanjay Bhagwat Bharambe & Shri Dattatray Vikram Narkhede and T.D.R. rights purchased by way of registered sale deed dated 5/8/2016 registered at Sr.No.3360 from Soni, Maloo & Talda Developers. Thus the grantor is absolute owner of plot No.31 and its name has been recorded in Gaon Namuna 6 & 2 as per mutation entry No.24580 dated 25/5/2016.

Second :- That the Grantor has started development of the above

scheme has submitted by the Grantor before the Assistant Director of Town Planning of Municipal Corporation, Amravati. The said building plan has been approved and sanctioned by the Municipal Authority as per building permit No.1105 dated 20/9/2016 and the Grantor has declared the residential scheme by name & styled as "**Mahalaxmi Apartment-VII**". Thus this deed of declaration is being executed by the Grantor. The details of the scheme are as under:-

Third :-

1) **Name & permanent address of the scheme**:- 'Mahalaxmi Apartment-VII', plot No.31, Hollywood Colony, Kathora Road, Amravati, Tq. & Distt.Amravati.

2) **Floor & built up area of the scheme** :-

A) That the said building i.e. "**Mahalaxmi Apartment-VII**" consists of six floors, i.e. ground, first, second, third, fourth & fifth.

In the scheme of "**Mahalaxmi Apartment-VII**", there are total twenty two family units/flats. Out of which –

i) **Two family units** situated on the **ground floor.**

ii) **Four family units** situated on the **1st floor.**

iii) **Four family units** situated on the **2nd floor.**

iv) **Four family units** situated on the **3rd floor.**

v) **Four family units** situated on the **4th floor.**

vi) **Four family units** situated on the **5th floor.**

B) The aforesaid building has total built-up area and other specified areas as under:-

Total built-up area of the said building is **1074.77 sq.mtrs**. Details are as under:-

Ground Floor:	100.27 sq.meters.
First Floor:	194.90 sq.meters.
Second Floor:	194.90 sq.meters.
Third Floor:	194.90 sq.meters.
Fourth Floor:	194.90 sq.meters.
Fifth Floor:	194.90 sq.meters.

C) **Number of the family units**:-

On the ground, first, second, third, fourth & fifth floor, there are total twenty two family units in the said scheme. The number of the family units are as under:-

Floor	Number of Family Units
Ground	001 (East-North)
	002 (West-North)
First	101 (East-South)
	102 (West-South)
	103 (West-North)
	104 (East-North)
Second	201 (East-South)
	202 (West-South)
	203 (West-North)
	204 (East-North)
Third	301 (East-South)
	302 (West-South)
	303 (West-North)
	304 (East-North)
Fourth	401 (East-South)
	402 (West-South)
	403 (West-North)
	404 (East-North)
Fifth	501 (East-South)
	502 (West-South)
	503 (West-North)
	504 (East-North)

D) **Detailed description of each family units are as under**:-

Flat No.	Floor & Floor area in sq.mtrs.	Built up area in sq.mtrs.	Super built up area in sq.mtrs.	Land share in %	Location
004	Ground	50.14	83.25	4.545	East-North

101	First	48.73	83.25	4.545	East-South
102	(194.90)	48.73	83.25	4.545	West-South
103		48.73	83.25	4.545	West-North
104		48.73	83.25	4.545	East-North
201	Second	48.73	83.25	4.545	East-South
202	(194.90)	48.73	83.25	4.545	West-South
203		48.73	83.25	4.545	West-North
204		48.73	83.25	4.545	East-North
301	Third	48.73	83.25	4.545	East-South
302	(194.90)	48.73	83.25	4.545	West-South
303		48.73	83.25	4.545	West-North
304		48.73	83.25	4.545	East-North
401	Fourth	48.73	83.25	4.545	East-South
402	(194.90)	48.73	83.25	4.545	West-South
403		48.73	83.25	4.545	West-North
404		48.73	83.25	4.545	East-North
501	Fifth	48.73	83.25	4.545	East-South
502	(194.90)	48.73	83.25	4.545	West-South
503		48.73	83.25	4.545	West-North
504		48.73	83.25	4.545	East-North

All the said units are to be used for residential purposes. All the floors consist of individual apartments for residential purposes only and are capable of individual utilization on account of having therein exit to the common area and facilities of the building, and the apartments will be sold to one or more owners, each owner obtaining a particular and exclusive property right thereto and each apartment constituting a heritable and transferable, immovable property right within the meaning of any law for the time being in force in the State and also an undivided interest in the general and/or restricted common areas and facilities of the building as listed hereinafter in this deed, necessary for their beneficial use and enjoyment and hereinafter referred to as impartial

COMMON AREAS AND FACILITIES:-

A) The parcel of the land described in paragraph First of this deed.

B) Compound wall and iron grill gate.

C) A stairway as per sanctioned map.

D) Parking spaces on the ground floor as per sanctioned map.

E) One overhead tank to store water.

F) Electric pump set installed for pumping water to overhead tank.

G) Electric wiring throughout the common areas.

H) Foundation, main walls, columns, roof of building, terrace as shown in Exhibit-'A'.

I) Lift facility is to be provided by the Grantor.

Forth:- That the right, title and interest of each owner of apartment in the general common areas and facilities listed under letters A to I of paragraph Fifth 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 the Association of Apartment owners of the "**Mahalaxmi Apartment-VII**" is based on the proportionate value of each family unit to the total value of all family units.

Fifth:- That the administration of the "**Mahalaxmi Apartment-VII**" consisting as aforesaid of the building and parcel of land described in para first & third of this deed of declaration shall be in accordance with the provisions of this deed and with the provisions of the Bylaws which are made a part of this Deed and are attached hereto as Exhibit-B.

Sixth:- 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 all the family units of the ground, first, second, third, fourth & fifth floors may be conveyed and registered as individual properties capable of independent use, on account of each having its own exit to a common area and facility of the building. each family unit owner having an exclusive and particular right, title and interest over his respective

common areas and facilities and/or restricted common areas and facilities.

Seventh:- That so long as the GRANTOR owns one or more of the family units, the grantors shall be subjected to the provisions of this Deed and Exhibit 'A' & 'B' attached hereto and the Grantors covenant to take no action which will adversely affect the rights of the Association of the Apartments owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of establishment of the "**Mahalaxmi Apartment-VII** ".

Eighth:- That the general and/or restricted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

Ninth:- That the percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this Deed duly registered.

Tenth:- 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 conveyed or encumbered with the unit even through such interest is not expressly mentioned or described in the conveyance or other instrument.

Eleventh:- That each apartment owner shall comply with the provisions of this Deed, the Bye laws, decisions and resolution of the Association and Apartment owners or its representatives and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due, for damages or for injunctive relief.

Twelfth:- That the dedication of the property to the Plan of Apartment Ownership created herein shall not be revoked, or the property removed from the Plan of Apartment Ownership, or any of the provisions herein

relocation, or amendment, or removal of the property from the plan of duly registered instruments.

Thirteenth:- That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by the abandonment of his family unit.

Fourteenth:- All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute charge on such family unit prior to all the other charges 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.

Fifteenth:- That all present or future owners, tenants, future tenants or any other persons that might use the facilities of the building in any manner, are subjected to the provisions of this Deed and that the mere acquisition on 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 provisions of this Deed are accepted and ratified. The respective family units shall not be rented or given on lease and license or caretaker basis by the apartment owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation for any period less than thirty days or (b) any rental for which the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services Other than the foregoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or caretaker basis subject to the covenants and restrictions contained in this Declaration and further subject to the bye-laws in Exhibit-B attached herewith.

Sixteenth:- 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 Maharashtra Apartment Ownership Act, 1970.

Seventeenth:- That, where a family unit is sold to a mortgagee in exercise of his powers of sale under an English mortgage or by a Court in execution of decree in suit brought by a mortgagee against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such, or his successors or assigns shall be liable for assessments 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 charges for such assessments and enforcing same as provided by law, and that such charges shall be sub-ordinate to such mortgage.

Eighteenth:- 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 assessments by the Association of Apartment Owners against the later for his share of the common expenses upto 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. However, any such grantee shall be entitled to a statement from Manager 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 family unit conveyed be subject to a charge for, any unpaid assessment made by the Association of the Apartment Owners against the Grantor in excess of the amount therein set forth.

Nineteenth:- That the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgagees holding first mortgages covering family units but without prejudice to the right of the owner of a family unit to obtain individual family unit insurance.

Twentieth:- That insurance premium for any blanket insurance coverage shall be a common expense to be paid by monthly assessments levied by the association of apartment owners; and that

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

Twenty one:- That the Grantor has provided lift facility to the building and therefore, all the unit holders shall be equally liable and responsible for the maintenance charges of the lift.

EXHIBIT-B

BYE-LAWS OF 'MAHALAXMI APARTMENT-VII'

CHAPTER-I

1) ***SHORT TITLE AND APPLICATION***:-

(1) These byelaws may be called the byelaws of the '**Mahalaxmi Apartment-VII**'.

(2) The provisions of these byelaws apply to '**Mahalaxmi Apartment-VII**'.

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 regulation set forth in these by laws.

The mere acquisition on rental or taking on license of any of the family units (hereinafter referred to as the 'UNITS') of the building or mere act of occupancy of any of the said units will signify that these Byelaws are accepted, ratified and will be complied with.

2) ***DEFINITIONS***:-

(1) In these Byelaws, unless 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 the '**Mahalaxmi Apartment-VII**'.

c) 'BUILDING' means the building located at 'Mahalaxmi Apartment-VII', plot No.31, Hollywood Colony, Kathora Road Amravati, Tq. & Distt.Amravati, within the limits of Municipal [illegible] and known and styled as Mahalaxmi

d) DECLARATION means the Declaration under the section 2 of the building has executed and registered as provided in section 2.

e) 'OWNER' OR 'APARTMENT OWNER' means the person owning an apartment in the '**Mahalaxmi Apartment-VII**'.

f) 'SECTION' means a section of the Act.

g) 'UNIT' means a family unit in the '**Mahalaxmi Apartment-VII**'

h) 'REGISTRAR' means the Registrar of Cooperative Societies

(2) Words and Expressions used in these Byelaws but not defined therein shall have the meaning respectively assigned to them in the Act.

3) ***APARTMENT OWNERSHIP***:-

The building located at plot No.31, Hollywood Colony Kathora Road, Amravati, Tq. & Distt.Amravati within the limits of Amravati Municipal Corporation known as '**Mahalaxmi Apartment-VII**' is submitted to the provisions of the Act.

4) ***OBJECTS OF ASSOCIATION***:-

(1) The objects of the Association shall be:-

a) to act as the Association of Apartment owners of the building called as '**Mahalaxmi Apartment-VII**', plot No.31, Hollywood Colony, Kathora Road, Amravati, Tq. & Distt.Amravati (hereinafter called as 'The said Building') who have filed their respective declarations submitting their apartments to the provisions of the Act.

b) to invest or deposit moneys.

c) to provide for the maintenance, repair and replacement of the common areas and facilities by contribution from the Apartment owners, and if necessary, by raising the loans for that purpose.

d) to provide for and do all and any of the matters provided in sub-section (2) of the Section 16.

e) to 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 one sum or in installments.

- to establish and carry on on its own account or jointly with individuals or institutions educational, physical, social, and recreate activities for the benefits of the Apartment Owners.
- to frame rules with the approval of the general meeting of the Associations and after consulting the competent authority and may, established a provident fund and gratuity fund if necessary for benefits of the employees of the Association.
- to do all things necessary or/and otherwise, provide for their welfare expedient for the attainment of the objects specified in these Byelaws.

(2) The Association shall not act beyond the scope of its objects without duly amending the provisions of those Byelaws for the purpose.

5) ***MEMBERS OF ASSOCIATION***:-

(1) All persons who have purchased the units in '**Mahalaxmi Apartment-VII**' and executed respective declarations under section 5, submitting their apartments to provisions of the Act shall automatically be the members of the Association, and shall pay the sum of Re.10/- 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 byelaws on payment of twenty five rupees.

(2) 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 ten rupees. The shares held by an apartment owner shall be transferred to the name of such purchaser or donee on payment of ten rupees to the Association.

(3) On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representative of his estate, in case he has not made any specific bequest of the

apartment. The name of the legatee or the names of the lega representatives jointly shall be entered in the register of apartment owners maintained by the Secretary for the purposes of administration of the '**Mahalaxmi Apartment-VII** as apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owners shall be entitled to appoint 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 person whose name stands first in the share certificate shall 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 shares jointly).

8) ***DISQUALIFICATIONS***:-

No apartment owner shall be entitled to vote on the questions of the election of the President, Secretary, Treasurer or any other office bearer or be entitled to stand 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 election would take place.

CHAPTER-II

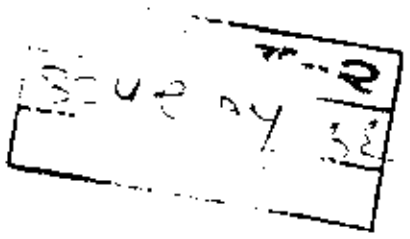
VOTING, QUORUM AND PROXIES

9 ***VOTING***:-

Each apartment owner shall have one vote and in the case of joint owners of any apartment the person whose name stands first in the share certificate shall alone have the right to vote.

10 ***QUORUM*** -

Except as otherwise provided in these Byelaws, the



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 the administering the '**Mahalaxmi Apartment-VII**' approving the annual budget, establishing and collection 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 majority of owners, casting votes in person.

13) **PLACE OF MEETING**:-

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

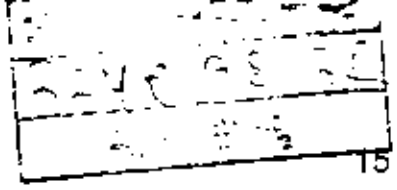
14) **MEETINGS**:-

The first meeting of the Association shall be held within one month of the date on which atleast four apartments have been transferred by the Grantor to the owners. Thereafter the meeting of the Association shall be held on the 4th Sunday of every month. At the first meeting there shall be elected by ballot of the unit owners the office bearers of the association. namely, the President, Secretary and the Treasurer.

At every monthly meeting the owners shall transact such business of the association as may properly come before them.

15) **SPECIAL MEETING**:-

It shall be duty of the President to call a special meeting of the Apartment Owners upon a petition signed by the majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may the Registrar or any Officer duly authorized by him in this behalf. The notice of any special meeting shall state the time and place of



such meeting and 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.

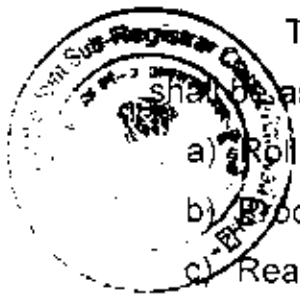
16) ***NOTICE OF MEETING***:-

It shall be the duty of the Secretary to mail or send a notice of each monthly 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 notice in the manner provided in these Byelaws 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 MEETING***:-

If any meeting of owners can not be organized because a quorum has not be attended, the owners who are present may adjourn the meeting to a time not less than forty eight hours from the time the original meeting was called. If at such adjourned meeting also, no quorum is present, the owners present in person being not less than two shall form quorum.

18) ***ORDER OF BUSINESS***:-



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

a) Roll call.
b) Proof of notice of meeting or waiver of notice.
c) Reading of minutes of preceding meeting.
d) Reports of officers.
e) Report of Housing Commissioner or the Registrar or of the Officer duly authorized by them if present.
f) Report of Committees.
g) Election of office bearers. (to be held annually)
h) Unfinished business. if any
i) New business.

CHAPTER 'IV' - OFFICERS

19) ***DESIGNATION***:-

The Principal Officers of the Association shall be a President, a Secretary and Treasurer, all of whom shall be elected by the apartment owners in their general meeting for a term of one year.

20) ***REMOVAL OF OFFICERS***:-

Upon an affirmative vote of majority of the apartment owners, any officers may be removed, either with or without cause, and his successors elected at any regular meeting of the association or at any special meeting of the association called for such purpose.

21) ***PRESIDENT***:-

The president shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the Association. 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.

In the absence of the President the Treasurer shall take the place of the President and perform his duties, if the President is unable to act.

22) ***SECRETARY***:-

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

23) ***TREASURER***:-

The Treasurer shall be responsible for Association f...

belonging to the Association. He shall be responsible for the deposit of all moneys and other valuables effects in the name and to the credit of the Association in such depositaries as may from time be designated by the Association.

CHAPTER 'V'

OBLIGATIONS OF THE APARTMENT OWNERS

24) ***ASSESSMENTS***:-

All owners are obliged to pay monthly assessments imposed by the Association to meet all the expenses relating to the '**Mahalaxmi Apartment-VII**', which may include an insurance premium for policy, to cover repairs and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity.

Such assessment shall include monthly payment to a General Operating Reserve and a Reserve Fund for replacements.

25) ***MAINTENANCE AND REPAIRS***:-

(1) Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affect the '**Mahalaxmi Apartment-VII**' in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger. All the repairs of internal installations of the units such as water, light, gas, power, telephones, sewage, air conditioners, sanitary installations, doors, windows, lamps & all other accessories belonging to the unit area shall be at the expense of the Apartment owner concerned.

(3) An owner shall reimburse the Association for many expenditure incurred in repairing or replacing any commor area and facility damaged through his fault.

26) ***USE OF FAMILY UNITS-INTERNAL CHANGES***:-

(1) All units shall be utilized for residential purpose only.

alterations in his suit or installations located, there is without previously notifying the Association in writing, through the President or the Secretary. 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.

27) ***USE OF COMMON AREAS AND FACILITIES***:-

An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators or other areas of '**Mahalaxmi Apartment-VII**' and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind. Such arrears shall be used for no other purpose than for normal transit through them.

28) ***RIGHT OF ENTRY***:-

(1) An owner shall grant the right of entry to any of the officers of the Association in case of any emergency originating in or threatening his unit, whether the owner is present at that time or not.

(2) An owner shall permit other owner, or their representatives, when so required, to enter his unit for the purpose of performing installations, alterations or repairs 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 any emergency, such right of entry shall be immediate.

29) ***RULES OF CONDUCT***:-

(1) No resident of the '**Mahalaxmi Apartment-VII**' shall post any advertisement or posters of any kind in or on any building except as authorized by the Association.

(2) Residents shall exercise extreme care about making noises

domestic animals shall abide by the Municipal sanitary byelaws and regulations.

(3) It is prohibited to hang garments, rugs etc. from the windows balconies or from any of the facades of the '**Mahalaxmi Apartment-VII**'.

(4) It is prohibited to dust etc. from the windows or to clean rugs etc. by beating on the exterior part of the said Apartment

(5) It is prohibited to throw garbage or trash outside the disposal installation provided for such purpose in the service areas - such installation is not provided, all garbage or trash shall be collected in vessel and thrown in the municipal dustbin.

(6) No owner, resident or lessee shall install wiring for electric or telephone installation, television antenna, machines or air conditioning units etc. on the exterior of the '**Mahalaxmi Apartment-VII**' or that protrude through the walls or the roof of that Apartment except as authorized by the Association

CHAPTER 'VI'

FUNDS AND THEIR INVESTMENT

30) ***FUNDS***:-

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

a) by shares.

b) by contributions and donations from the Apartment owners.

c) from common profits which 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

31) ***INVESTMENT*** -

a in the Central Co-Operative Bank or in the State Co-operative Bank: or

b in any of the Securities specified in the section 20 of the Indian Trust Act 1882; or

c) in any Co-operative Bank or Society, other than those referred to in clause (a) of the Byelaws or in any banking company approved for this purpose by the Association.

32) ***AFFILIATION***:-

Should there be any Federation of Apartment Owners in the locality in which the '**Mahalaxmi Apartment-VII**' is situate. the Association may, after consulting the Competent Authority. become a member thereof, and pay the sum from time to time payable to such Federation under the rule thereof.

33) ***ACCOUNTS***:-

(1) Banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs.500/- (Rs.Five Hundred only) for petty expenses. All payment above Rs.100/- shall be made by cheques signed by the President and also by the Secretary or Treasurer.

(2) Each Apartment owner shall have a pass book in which the Secretary shall enter the amounts paid to or received for his share in receipt of profits from common areas and contribution towards common expenses and his share of assessment and other dues, if any in respect of his apartment.

(3) The Association shall on or before 31st July in each year publish an Audited Annual Financial Statement in respect of the common area and facility 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 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.

(4) The Audited Financial statement shall be opened to the inspection of any Member of the Association during office hours and in the office of the Association and a copy thereof shall be submitted to the Competent Authority not later than 15th August, every year.

(5) Every financial statement shall be accomplished 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 upto what date profits and expenses of common areas are included.

34) ***PUBLICATION OF ACCOUNTS AND REPORTS***:-

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

35) ***APPOINTMENT OF THE AUDITOR***:-

The Association shall appoint at its general meeting, an auditor who shall audit the account of the Association to be prepared by the Secretary & Treasurer, 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 incorrect, un-vouched or not in accordance with law.

36 ***POWER OF AUDITOR***:-

The auditors shall be entitled to call for and examine any paper or documents belonging to the Association relating to the

connected with the accounts which appears to him to require notice.

CHAPTER 'VII' - MORTGAGEES

37) ***NOTICE TO THE ASSOCIATION***:-

An owner who mortgages his unit, shall notify the Association through the Secretary or the President of the Association, the name and & address of his mortgagee; and the Association shall maintain such information in a book entitled "Mortgages of Units" The Association shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

CHAPTER 'VIII' - COMPLIANCE

38) ***COMPLIANCE***:-

These Byelaws are set forth to comply with requirement of the Maharashtra Apartment Ownership Act, 1970. In case, any of these Byelaws conflict with the provisions of the Act, it is hereby agreed and accepted that the provisions of the Act will apply.

39) ***SEAL OF THE ASSOCIATION***:-

The Association shall have a common seal, which shall be in custody of the Secretary, and shall be used only under the authority of a Resolution of the Association and every deed or instrument to which the seal is affixed shall be attested for and behalf of the Association by the President & Secretary.

CHAPTER-'IX'

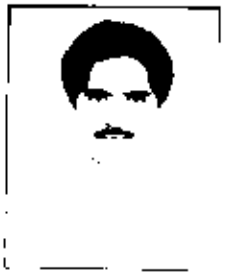
AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

40) ***AMENDMENT OF BYELAWS*** :-

These Byelaws may be amended by the association in a duly constitute meeting for such purpose and no amendment shall take effect unless approved by the owners representing at

IN WITNESS WHEREOF, we the Grantor named above have hereto set my hand to this Declaration on this ___ day of October 2016.

GRANTOR
P.S.Associates through its Partner
Pravin Sahebrao Mahalle

Signature	Thumb Impression	Photograph
		

GRANTOR
P.S.Associates through its Partner
Subhash Gulabchand Agrawal

Signature	Thumb Impression	Photograph
		

Witnesses :-

दु.नि.सह.-२
3145 24 32

गांव नमुना ६
फेरफाराची नोंदवही (फेरफार पत्रक)

महाराष्ट्र जमीन महसूल अधिकारी व नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम १०

तालुका - अमरावती जिल्हा - अमरावती

संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले मुमापन उपविभाग क्र.	चाचणी अधिकाऱ्याची स्वाक्षरी किंवा क्रमांक
२	३	४
घेतल्याचा दिनांक 24/4/19	सर्व्हे नं. 83/2	
मिळाल्याचा दिनांक 24/4/19	प्लॉट क्र. 39	
श्री. संजय भागवत मोरे	क्षेत्र 8320 चौ.फुट (773.68 चौ.मी.)	
दिनांक दिलीप मोरे		
मे. हिंदुस्तान कॅलनी अमरावती.		
मौजा मौजे शेगांव		
सर्वे नं. 83/2 यातील प्लॉट क्रमांक 39		
8320 चौ. फुट जागा यापैकी (773.68 चौ.मी.)		
क्षेत्र		
ही जागा ले-आऊट कन्व्हर्शन झालेली		
मे. एस. असोसिएट्स तर्फे		
श्री. प्रविण सोनेराव मलके		
सुमारे गुलाबचंद अग्रवाल		
इतवारी कॉलनी, अमरावती.		
वरील किंमत 32,00,000/- रुपये फक्त		
त्याचे नियमानुसार रुपयास		
28/4/2019 ला विक्री केला.		
क्रमांक 2360		

तलाठी
स्वाक्षरी अस्पष्ट

ए. एम. पाटेकर
तलाठी सजा/शेगाव
ता. जि. अमरावती.
अमरावती
26/4/19

गाव : [illegible]

तालुका :अमरावती

जिल्हा : अमरावती

महाराष्ट्र जमीन महसूल अधिनियम, १९६६ च्या कलम ११०-१११ अन्वये ज्या मर्यादेत गाव वाखल केला असेल तो वर्ग

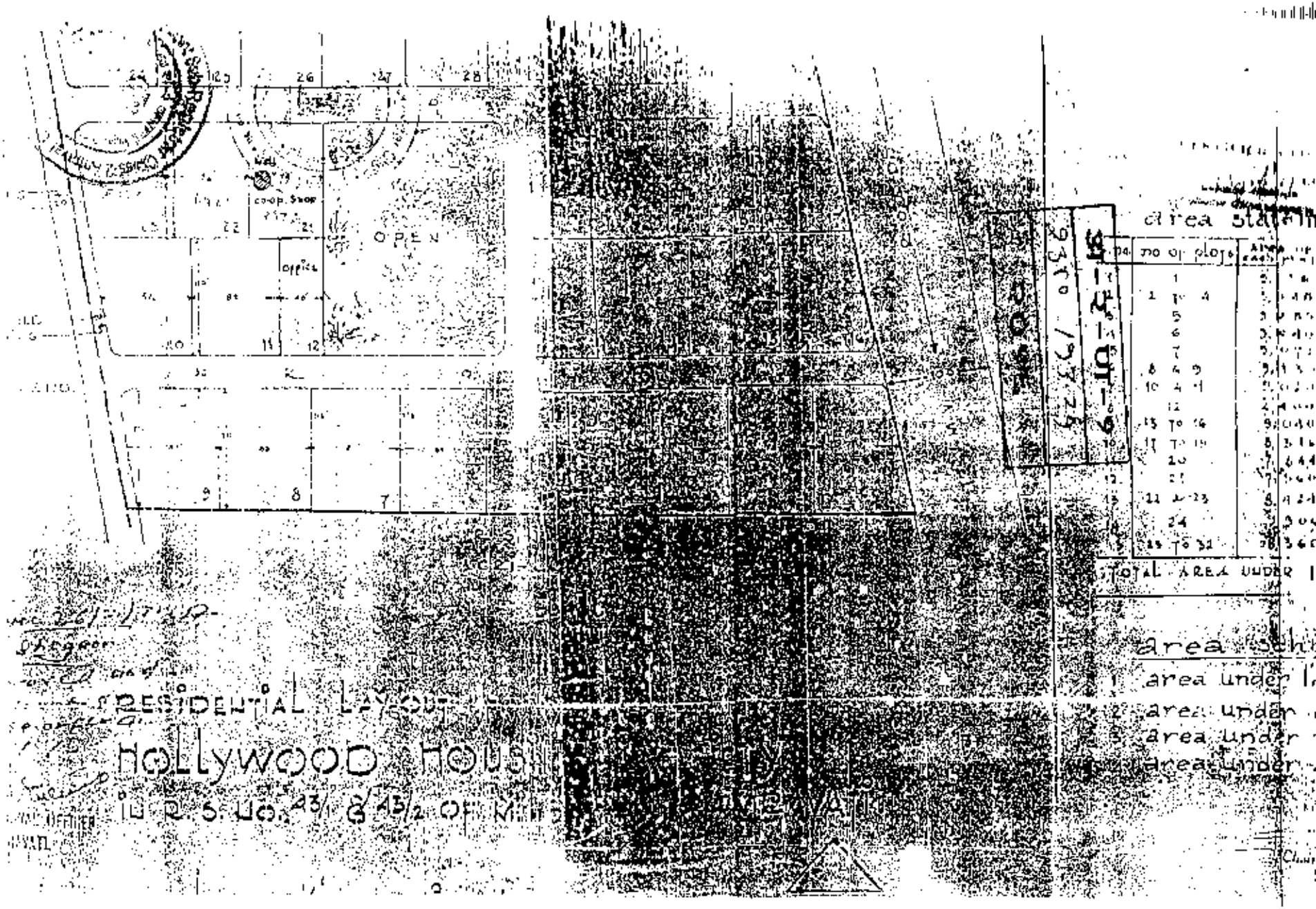
E/24

भाग (ब) गावठाणाबाहेरील

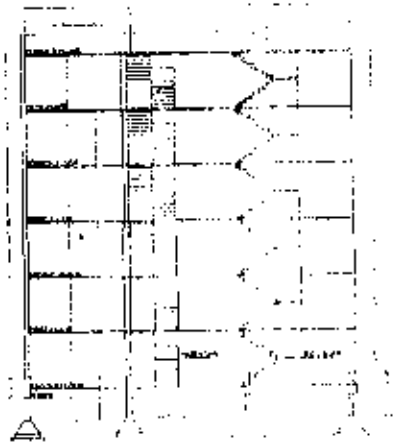
(एक) निवास विषयक प्रयोजनाकरिता वापर केलेल्या जमिनी

अनु. क्रमांक (१)	जमिनीचे वर्णन (२)	क्षेत्र हे. (३)	क्षेत्र आ. (३)	अकृषिक परवानगीचे भूप्रदानाचे स्वरूप आणि अटी (४)	भोगवटाहक्काची किमत, अरालयास रु. (५)	भोगवटाहक्काची किमत, अरालयास पै. (५)	वार्षिक महसूल रु. (६)	वार्षिक महसूल पै. (६)	मुदत पासून ७(अ)	मुदत पर्यंत ७(ब) (७)	प्राधिकार (८)	तालुका नमुना क्रमांक दोनमधील नोंद क्रमांक (९)	पहिल्या भोगवटदाराचे नाव (१०)	शेरा (११)
[illegible]	[illegible]													
[illegible]	[illegible]			निवासी	-	-	-	-		७६-७४	स. गा. क्र. एन.ए. डी.के.जं. 2812 ७१-७२ ७१८१०३		पी. एस. मयोसिएटस तर्फे श्री. प्रविण व्यंकटराव मस्के सुभाष गुलाबचंद अग्रवाल	
		८३२०	चौ.फुट चौ.मी.											

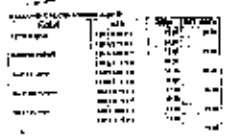
ए. एम. पाटेकर
[illegible], तारखेडा/शेगांव
सा.फौ.क्षेत्र-मि.-अमरावती.
तालुका - अमरावती
२७/८/९६


coop. shop
OPEN
office
RESIDENTIAL LAYOUT
Hollywood Housing
U.R.S. No. 43/1 & 43/2 OF
area statement
area under
area under
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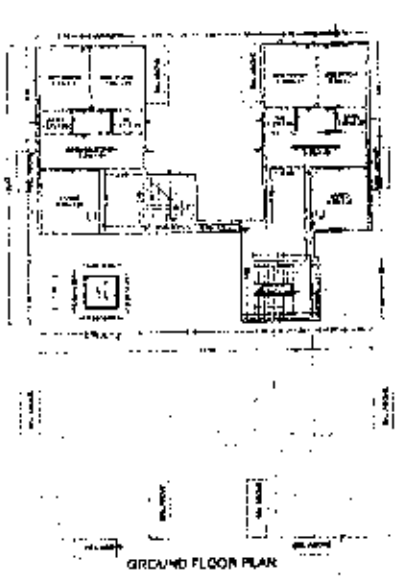

ELEVATION

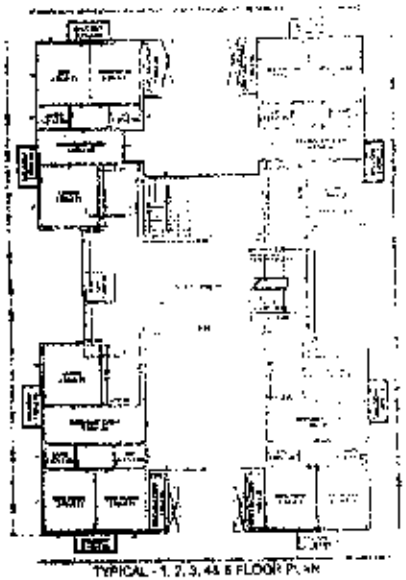


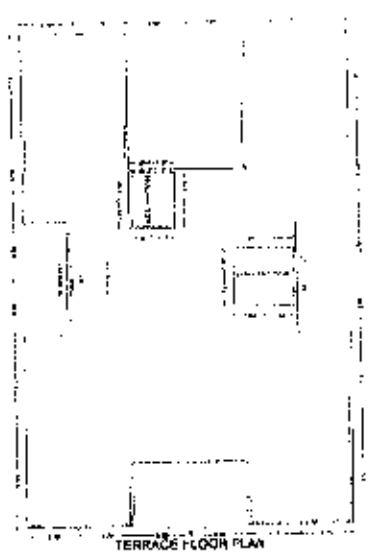







GROUND FLOOR PLAN

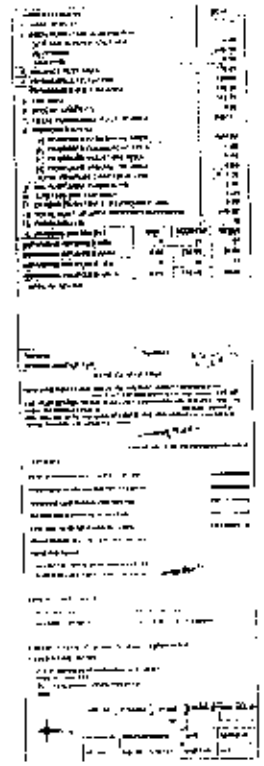

TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN


TERRACE FLOOR PLAN




9.30 M WIDE ROAD





Original/Duplicate

नोंदणी क्र. :39म

Regn :39M

पावती क्र.: 5197 दिनांक: 23/05/2016

-2016

नोंदणी की
दस्त हाताळणी फी
पृष्ठांची संख्या: 21

र. 30000.00
र. 420.00

एकूण:

र. 30420.00

मुद्रांक शुल्क

मोबदला: र.5600000

Sub Registrar Amaravati

र. 5600000/-

र. 336000/-

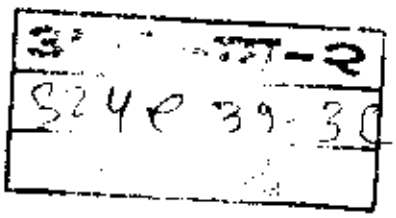
eChallan रकम: र.30000/-

MH001155266201617M दिनांक: 23/05/2016

By Cash रकम: र 420/-

सर्वे क्रमांक : 431

ग्रामीण : NARDGAON PETH



करीता मंजूरी मिळण्याचे संदर्भात खालील अटींवर मंजुरी व आरंभ प्रमाणपत्र देण्यात येत आहे.

१) दोन्ही बाजूंनी प्रत्येकी अंमलबजावणी करीता सोडण्यायास लागणाऱ्या नियमाचे अंमलबजावणीकरीता म्हणून रिकामी झालेली जागा ही भाग असेल.

२) भोगवटाचे प्रमाणपत्र प्राप्त होईपर्यंत नोंदित इमारत अथवा तिचा भाग वापरण्याकरीता / उपयोग अथवा राहण्याकरीता परवानगी देण्याकरीता नसेल.

३) सदर इमारत परवाना हे परवाना पत्र मिळालेल्या दिनांकापासून एक वर्षाकरीता वैध राहील.

४) जागेच्या मालकीची नसेल ती विकसित करण्यासाठी परवानगी अधिकार देणार नाही.

५) नकाशाप्रमाणे / लाल रंगाने त्यात दर्शविल्याप्रमाणे आपल्या घरास / भुखंडास लागून असणाऱ्या विद्यमान इमारत इमारतीची व विकास नियंत्रणाचे तरतुदीस अनुसरुन प्रस्तावित घराचे / इमारतीचे बांधकाम असावयास पाहिजे.

६) संडास, स्नानगृह इत्यादीचे सांडपाणी, पाणपाणी व कचरा यांची तांत्रिकदृष्टया योग्य रितीने विल्हेवाट लावावी.

७) मंजुर नकाशा व्यतिरिक्त त्यात फेरबदल करावयाचे असल्यास महानगरपालिकेची पूर्व मंजूरी घेणे आवश्यक राहील.

८) करण्यात आलेल्या विकास कामाची / बांधकामाची सोबत पत्रकावरील माहिती सदर्हू भूखंडावर योग्य जागी सूचना फलक लावून त्यात दिलेल्या नमुन्यातील माहितीच्या स्वरुपातील माहिती दोन वर्तमानपत्रात (एक मराठी) प्रसिध्द करण्यात यावी.

९) प्रत्येक कमी दोन झाडे लावावीत.

१०) सेप्टीटेशन पाईपपेक्षा उंची स्वतःच्या व शेजारी घराच्या उंचीपेक्षा १० फुट उंच ठेवावी. सेप्टीटेशन पाईपच्या तोंडावर डास प्रतिबंधक जाळी बसवावी. टँकद्वारे मैला, इतर सांडपणी स्वतःच्या खर्चाने पक्की नाली बांधून महानगरपालिकेच्या पक्कया नालीत मिळवावी.

११) नकाशात दर्शविल्याप्रमाणे ओटयांचे / जी त्यांचे काम महानगरपालिका कडून तपासणी झाल्याशिवाय पुढील बांधकाम करु नये.

१२) कोणतेही बांधकाम साहित्य, मलमा सार्वजनिक जागेवर किंवा रस्त्यावर टाकू नये. तसे आढळल्यास आपणावर दंडात्मक जरुरीची कार्यवाही करण्यात येईल.

१३) खोदकाम पूर्ण होईपर्यंत व तूर्त जोत्यापर्यंत थरण्यात यावी.

१४) जोत्याचे काम झाल्यानंतर खोदकामापूर्वी महानगरपालिकेचे सक्षम अधिकाऱ्याकडून तपासणी झाल्याशिवाय व तसे प्रमाणपत्र दिल्याशिवाय खोदकाम सुरु करु नये. अन्यथा यातील पैकी कोणत्याही अटीचे उल्लंघन केल्यास होणाऱ्या परिणामाची सर्वस्वी जबाबदारी मिळकत धारकाची राहील.

१५) मंजूर म.न.पा. ला नाली करता जागा लागल्यास ती समास अंतरातून विनामूल्य द्यावी लागेल.

१६) नकाशास / रेकार्ड प्रमाणे जागेची आखणी करुन घेण्याची व मालकी हक्काची सर्वस्वी जबाबदारी अर्जदाराची आहे. म.न.पा. ची काहीही जबाबदारी राहणार नाही.

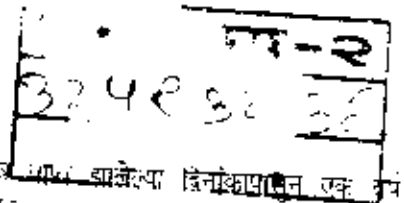
१७) इमारतीचे बांधकाम करतांना विभागणी नकाशावर दाखविलेल्या दुरुस्तीप्रमाणे बांधकाम करणे बंधनकारक राहील.

करावे.

२०. विद्यमान रस्त्याच्या [illegible]

२१. सोबतचे सर्व तांत्रिकदृष्ट्या [illegible]

२२: घनकचरा व्यवस्थापना अंतर्गत ओल्या कचऱ्यापासून खत [illegible] व सुक्या कचऱ्याचे पुर्नवर्गीकरण (3R, [illegible] बंधनकारक [illegible] सुचना



१. संदर्भाधिन इमारत [illegible] प्रमाणपत्राकरीता सुधारित आदेशान्वये प्रमाणपत्र [illegible] आजपासून दिनांकापासून एक वर्ष वैध असतानाही मुदत संपण्यापूर्वी सदर अर्जाबरोबर पुढील एक वर्षाचे नूतनीकरण करण्याकरीता विहीत [illegible] महानगरपालिकेस अर्ज करणे आवश्यक आहे.

२. आपण महानगरपालिकेस सादर केलेली अग्निशमन [illegible] नकाशात प्रारंभ प्रमाणपत्रातील अटीप्रमाणे बांधकाम [illegible] आढळल्यास आपला सदर [illegible] रद्द करण्यात येऊन [illegible] आपणावर योग्य ती कायदेशीर कारवाई [illegible] होईल.

३. महानगरपालिकेने सदर [illegible] दिलेल्या [illegible] ची उपलब्धता या आधारे केलेले [illegible] हे अवैध व अनधिकृत [illegible] ठरत असल्यामुळे [illegible]

अ) आपणास [illegible] महाराष्ट्र प्रादेशिक [illegible] अन्वये [illegible] आणि मुंबई प्रांतिक [illegible] महानगरपालिका अधिनियम [illegible] अन्वये [illegible] कारवाईस पात्र राहील.

ब) आपणास [illegible] महानगरपालिकेची [illegible] अग्निशमन सर्टिफिकेट आवश्यक असलेले प्रमाणपत्र [illegible] नाही. त्यामुळे [illegible] रद्द होऊ [illegible] महानगरपालिका किंवा महाराष्ट्र पाणी पुरवठा [illegible] नियमानुसार [illegible] पाणी पुरवठा कायमचा [illegible] राहील.

सदर कृपया नोंद [illegible] महानगरपालिकेस सादर करावे.

कार्यालयाचा शिक्का :

इमारत व बांधकाम व्यवसायातील कामगार संख्या संदर्भात कामगार विभागाची निगडीत केलेले नियम/परिपत्रक/ प्रचलीत आदेश यांची जबाबदार मालक/विकासक यांनी पुर्तता करावी अन्यथा संबंधित गुन्हेगार, अपघात व आरोग्य संदर्भात मालक/विकासक यांचे विरुद्ध योग्य ती कायदेशीर नियोजन प्रतिबंधकात्मक कारवाई करण्यात येईल.

आदेश क्रमांक :

दिनांक

Valid for Proposed Construction Only

Valid up to Plinth Level only.

सहपत्र: १ [illegible]

२ [illegible]

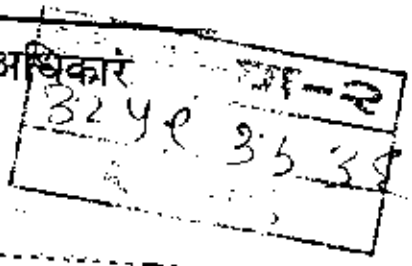
सहायक संचालक, नगर रचना
महानगरपालिका [illegible]





3577 4407 6285

आधार — सामान्य माणसाचा अधिकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O: साहेबराव मलाले, कठोरा रोड, सुसंयोग कॉलनी, विदर्भ महाविद्यालय अमरावती, वी एम वी अमरावती, अमरावती, महाराष्ट्र, 444604

Address: S/O Sahebrao Malale kathora road, susnyog colony, Vidharbh Manavidyala (Amravati) V.m.v (amravati), Amravati, Amravati, Maharashtra, 444604

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

DL No 38127 20060013683
Valid Till : 06-02-2023 (NT)

DOI : 03-08-2005
02-09-2015 (TR)
DLR 29-09-2012

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	03-10-2003
LMV-TR	04-06-2009

FORM 7
RULE 16 (2)

DOB 07-02-1973 BG

NAME SUBHASH AGRAWAL
S/D/W OF GULABCHAND
ADD AT-DHANVANTRI COLONY
V+ POAD AMRAVATI
DIST-AMRAVATI
444601

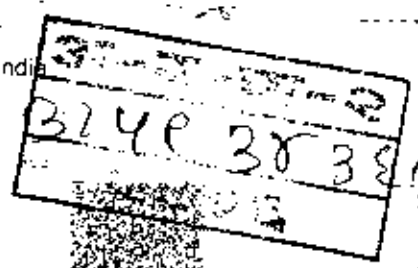
38127 20060013683

भारत सरकार
Government of India



9026 2443 2667

आधार - सामान्य माणसाचा अधिकार





भारत सरकार
GOVERNMENT OF INDIA



5074 7159 8591

आधार – सामान्य माणसाचा अधिक

आयकर विभाग
INCOME TAX DEPARTMENT



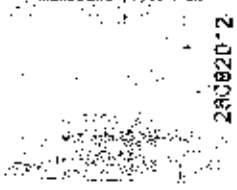
भारत सरकार
GOVT. OF INDIA

P S ASSOCIATES



22/09/2010
Permanent Account Number

AANFP9212E



280820*2

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



भारतीय विशिष्ट ओळख
UNIQUE IDENTIFICATION AUTHO

9026 2443 2667

259

26 ऑक्टोबर 2016 4:23 म.न.

दस्त नोंदवणी भाग-1

अरन2 *3259/2016

दस्त क्रमांक: 3259/2016

नमुना क्र. अरन2 -3259/2016

मुल्य: रु. 00/- मोबदला: रु. 01/-

दस्तांक शुल्क: रु.100/-

दु. नि. अरन2 यांचे कार्यालयात

259 वर दि.26-10-2016

म.न.वा. हजर केला.

पावती:6282 पावती दिनांक: 26/10/2016

सादरकरणाराचे नाव: पि एस असोसीएट्स तर्फे पार्टनर प्रवीण माहेश्वरराव महल्ले

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 720.00

पृष्ठांची संख्या: 36

एकुण: 820.00

सादरकर्त्याची सही:

Registrar Amaravati II

Joint Sub Registrar Amaravati II

दस्त सादरकरणाचा प्रकार

दस्त प्रकार लेख

26 10 2016 04 : 21 : 07 PM ची वेळ: (सादरीकरण)

26 10 2016 04 : 21 : 34 PM ची वेळ: (फी)

The Seal of the Joint Sub-Registrar

छायाचित्र



अंगठ्याचा ठसा









Know Your Rights as Registrants

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

3259 /2016