

119/4714
Friday, July 26, 2024
5:01 PM

पावती

पुणे दस्तावेज

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

पावती क्र.: 5557 दिनांक: 26/07/2024

गोवाचे नाव: मेहरण

दस्तावेजाचा अनुक्रमांक: जलन2-4714-2024

दस्तावेजाचा प्रकार: कोपणापत्र

खादर करणाऱ्याचे नाव: जिबराज विल्डकॉन चे भागीदार-1) भरत प्रकाशचंद समदडीया (वैटर नं-1)

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 940.00

पुण्याची संख्या: 47

एकूण:

रु. 1040.00

आपणास भुल दस्त, शेवतेल प्रिंट, मुर्ची-२ अंदाजे
5:21 PM म्हा वेळेस मिळेल.

Sub Registrar Jalgaon 2
मह दुय्यम निवेदक (पार्श्व-३)
जळगाव-२

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

नारजेले मुद्रांक शुल्क: रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 940/-

टीडी/घनदेशीचे ऑर्डर क्रमांक: 0724269808440 दिनांक: 26/07/2024

वेकचे नाव व पत्ता:

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

टीडी/घनदेशीचे ऑर्डर क्रमांक: MH005786166202425E दिनांक: 26/07/2024

वेकचे नाव व पत्ता:

पुळ दस्त परत मिळाला



NATR Form Number-5

[illegible]

Dacartment ID : _____ Mobile No. : 00000900000
NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for WU/GA/BG document.
एडिटर चालान फाइल नं. _____ एलिफेन्ट नं. _____ रजिस्ट्रार कार्यालय अर्थात् _____ माथि प्रमाणित गर्ने बाबतमा जारी गरिएको छ।

Challian Defaced Details

9186
தரக. 8698/2028



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

Receipt of Document Handling Charges

PRN 0724269808440 Receipt Date 26/07/2024

Received from AS PER DOCUMENT, Mobile number 0000000000, an amount of Rs. 940/-, towards Document Handling Charges for the Document to be registered on Document No. 4714 dated 26/07/2024 at the Sub Registrar office Joint S.R., Jalgaon. 2 of the District Jalgaon.



Payment Details

Bank Name	SBIN	Payment Date	26/07/2024
Bank CIN	10004152024072607869	REF No.	CHQ6186753
Deface No	0724269808440D	Deface Date	26/07/2024

This is computer generated receipt, hence no signature is required.

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२/४७



DEED OF DECLARATION UNDER APARTMENT OWNERSHIP ACT, 1970

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३/८७

This Deed of Declaration is made at Jalgaon in respect of residential building called as "THE LAKE PARADISE" plot area 945.00 sq.meters of Plot No.5/6 out of Survey No.411/2, situated at Mehrun Plus TDR admeasuring area 1190.70 Sq.Meters out of Survey No.343/2, situated at Jalgaon, Tal. & Dist. Jalgaon, i.e. total area in plot Add T.D.R. 2135.70 sq.meters on this 26 day of JULY, 2024.

JIVRAJ BUILDCON, A PARTNERSHIP FIRM, THROUGH IT'S PARTNER

PAN NO. : AASFJ8801C

(1) **SHRI BHARAT PRAKASHCHAND SAMADADIYA,**

PAN : ANMPS8773R, Aadhar : 6907 2580 9463

Age - 46, Occu. Business,

R/o. 131, 'Nayan' Ganesh Colony, Jalgaon, Tal. & Dist. Jalgaon,

hereinafter referred to as 'Grantor No.1'

(2) **SHRI CHARUDATTA VIJAY PATIL, Age - 56, Occu. Business,**

PAN : AHAPP7370B, Aadhar : 7633 6577 7075

R/o. Plot No.6, Tanmayai Apartment, R.T.O. Office Road,

S.B.I. Colony, Jalgaon, Tal. & Dist. Jalgaon

hereinafter referred to as 'Grantor No.2'

(3) **SHRI RAHUL INDERCHAND MUTHA,**

PAN : AGTPM2745F, Aadhar : 6540 1847 4489

Age-45, Occu. Business,

R/o. City Survey No.18349/30, Railway Station Road,

Vedanant Nagar, Aurangabad, Dist.Aurangabad.

hereinafter referred to as 'Grantor No.3'

(Which express shall unless it be repugnant to the context is meaning thereof be deemed to mean and include their heirs,executors, administrators and assigns). And the Guarantors are fully empowered and qualified to execute this Deed of Declaration do hereby states.



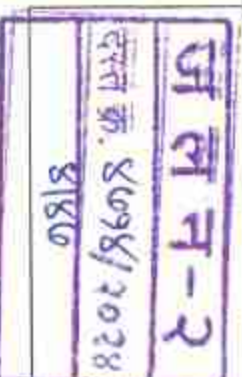
FIRST :-

That the Grantors owns and possess a free hold piece and parcle Plot No.5/6, out of Survey No.411/2, admeasuring area 945.00 sq.meter, situated at Mehrun Plus TDR admeasuring area 1190.70 Sq.Meters out of Survey No.343/2, situated at Jalgaon, Tal. & Dist. Jalgaon. The said Survey No. 411/2 is having non-agricultural permission bearing No. Land/1096/SR/105/96, dtd.25.06.1996 and as per approved Layout Plan plots are demarketed. By an order bearing no.TP/SUB/AMAL/2456, dated

17.03.2023 of Assistant Director of Town Planning, Jalgaon City Municipal Corporation, Jalgaon, Plot No.5 & 6 are amalgamated and as per amalgamation order the Plot No.5/6 which is bounded by -

On or towards East	:	6 meter wide road,
On or towards West	:	Adj. Plot No.7,
On or towards North	:	9 meter wide road,
On or towards South	:	Adj. Open Space.

which is hereinafter referred to as 'the said Plot'.



SECOND :-

That the Grantor no.1 to 3 have Developed a Flat Scheme consists of in total 28 (Twenty Eight) Flats and the building is jointly called as "THE LAKE PARADISE" according to approved and sanctioned Building Plan bearing No. T.P./B.P./203, dtd.15.05.2024 issued by the Assistant Director of Town Planning, Jalgaon City Municipal Corporation, Jalgaon. The postal Address of the building is :

"THE LAKE PARADISE"

Plot No.5/6, Survey No.411/2, Mehrun Shivar,
Near Lion's Club Hall, Opp.Mehrur Lake
Jalgaon, Tal. & Dist.Jalgaon

THIRD :-

THAT the said building "THE LAKE PARADISE" consists of Parking, Stilt Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor & Seventh Floor. All the floors of the said building are capable of individual utilisation on account of having their own exist to a common area & facility of the building and the Apartment will be sold to one or more persons / owners, each owner obtaining a particular and exclusive property rights hereto and each apartment consisting of a heritable and transferable immovable property within the meaning of any law for the time being in force in the state hereinafter referred to as "the units" and also undivided interest in the General common areas and facilities of the building as listed hereinafter in this deed necessary for their adequate used and enjoyment and hereinafter referred to as "common areas and facilities" all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970 and rules made there under.

FORTH :

That the aforesaid building is having total Built up area 3022.86 sq.meters of out which 457.46 Sq. Mtrs. area constitutes First Floor,



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457.46 Sq.Mtrs. area constitutes Second Floor, 457.46 Sq.Mtrs. area constitutes Third Floor, 457.46 Sq.Mtrs. area constitutes Fourth Floor, 457.46 Sq.Mtrs.area constitutes Fifth Floor, 457.46 Sq.Mtrs.area constitutes Sixth Floor and 278.10 Sq.Mtrs. area constitutes Seventh Floor constitutes family units and it's also constitutes area of the staircase & lift which is general and common area and facilities of the building.

FIFTH :

That the condominium shall be known as "THE LAKE PARADISE" Condominium and the family units, land common areas built-area of each family unit and common facilities to each family units are as under :-

DESCRIPTION OF FAMILY UNITS :

(1) FAMILY UNITS :

In all there are 28 family Units out of which Family unit are of different type.

Family Unit No.101 to 104 : FIRST FLOOR
 Family Unit No.201 to 204 : SECOND FLOOR
 Family Unit No.301 to 304 : THIRD FLOOR
 Family Unit No.401 to 404 : FOURTH FLOOR
 Family Unit No.501 to 504 : FIFTH FLOOR
 Family Unit No.601 to 604 : SIXTH FLOOR
 Family Unit No.701 to 704 : SEVENTH FLOOR



Flat Nos. (Unit No.)	Floor	Built up area in Sq.M.	Carpet area in Sq.M.	Land Holding in Sq.M.	Voting Percentage
101	First	109.61	88.41	34.25	3.62
102	First	109.61	88.41	34.25	3.62
103	First	118.50	95.73	37.03	3.92
104	First	119.74	95.86	37.42	3.96
201	Second	109.61	88.41	34.25	3.62
202	Second	109.61	88.41	34.25	3.62
203	Second	118.50	95.73	37.03	3.92
204	Second	119.74	95.86	37.42	3.96
301	Third	109.61	88.41	34.25	3.62
302	Third	109.61	88.41	34.25	3.62
303	Third	118.50	95.73	37.03	3.92
304	Third	119.74	95.86	37.42	3.96
401	Fourth	109.61	88.41	34.25	3.62

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402	Fourth	109.61	88.41	34.25	3.62
403	Fourth	118.50	95.73	37.03	3.92
404	Fourth	119.74	95.86	37.42	3.96
501	Fifth	109.61	88.41	34.25	3.62
502	Fifth	109.61	88.41	34.25	3.62
503	Fifth	118.50	95.73	37.03	3.92
504	Fifth	119.74	95.86	37.42	3.96
601	Sixth	109.61	88.41	34.25	3.62
602	Sixth	109.61	88.41	34.25	3.62
603	Sixth	118.50	95.73	37.03	3.92
604	Sixth	119.74	95.86	37.42	3.96
701	Seventh	65.81	56.07	20.57	2.19
702	Seventh	65.81	56.07	20.57	2.19
703	Seventh	73.24	60.95	22.90	2.43
704	Seventh	73.24	60.95	22.90	2.43
	Balance	1.14	-	0.04	0.36
		3024.00	2444.50	945.00	100%

FAMILY (FLAT) UNIT NO.101 : (East-North Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
Towards West : Flat no.104,
Towards North : 9 meter wide road,
Towards South : Flat No.102.

FAMILY (FLAT) UNIT NO.102 : (East-South Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
Towards West : Flat no.103,
Towards North : Flat No.101,
Towards South : Open Space.



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FAMILY (FLAT) UNIT NO.103 : (West-South Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom, G.Toilet, one Master bed room+dress+toilet one children room + toilet having **Built up area 118.50 sq.meters** and having **Carpet area 95.73 sq.meters, Land Holding area 37.03 sq.meters** and **Voting Percentage 3.92. It is bounded by -**

Towards East : Flat No.102,
Towards West : Adj. Plot No.7,
Towards North : Flat No.104,
Towards South : Open Space.

FAMILY (FLAT) UNIT NO.104 : (West-North Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom + Balcony, G.Toilet, one Master bed room+dress+toilet+wide balcony, one children room + toilet having **Built up area 119.74 sq.meters** and having **Carpet area 95.86 sq.meters, Land Holding area 37.42 sq.meters** and **Voting Percentage 3.96. It is bounded by -**

Towards East : Flat No.101,
Towards West : Adj. Plot No.7,
Towards North : 9 meter wide road,
Towards South : Flat No.103.



FAMILY (FLAT) UNIT NO.201 : (East-North Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having **Built up area 109.61 sq.meters** and having **Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters** and **Voting Percentage 3.62. It is bounded by -**

Towards East : 6 meter wide road,
Towards West : Flat no.204,
Towards North : 9 meter wide road,
Towards South : Flat No.202.

FAMILY (FLAT) UNIT NO.202 : (East-South Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having **Built up area 109.61 sq.meters** and having **Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters** and **Voting Percentage 3.62. It is bounded by -**

Towards East : 6 meter wide road,
Towards West : Flat no.203,
Towards North : Flat No.201,
Towards South : Open Space.



FAMILY (FLAT) UNIT NO.203 : (West-South Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom, G.Toilet, one Master bed room+dress+toilet, one children room + toilet having **Built up area 118.50 sq.meters** and having **Carpet area 95.73 sq.meters**, **Land Holding area 37.03 sq.meters** and **Voting Percentage 3.92. It is bounded by -**

Towards East : Flat No.202,
Towards West : Adj. Plot No.7,
Towards North : Flat No.204,
Towards South : Open Space.

FAMILY (FLAT) UNIT NO.204 : (West-North Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom + Balcony, G.Toilet, one Master bed room+dress+toilet+wide balcony, one children room + toilet having **Built up area 119.74 sq.meters** and having **Carpet area 95.86 sq.meters**, **Land Holding area 37.42 sq.meters** and **Voting Percentage 3.96. It is bounded by -**

Towards East : Flat No.201,
Towards West : Adj. Plot No.7,
Towards North : 9 meter wide road,
Towards South : Flat No.203.



FAMILY (FLAT) UNIT NO.301 : (East-North Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having **Built up area 109.61 sq.meters** and having **Carpet area 88.41 sq.meters**, **Land Holding area 34.25 sq.meters** and **Voting Percentage 3.62. It is bounded by -**

Towards East : 6 meter wide road,
Towards West : Flat no.304,
Towards North : 9 meter wide road,
Towards South : Flat No.302.

FAMILY (FLAT) UNIT NO.302 : (East-South Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having **Built up area 109.61 sq.meters** and having **Carpet area 88.41 sq.meters**, **Land Holding area 34.25 sq.meters** and **Voting Percentage 3.62. It is bounded by -**

Towards East : 6 meter wide road,
Towards West : Flat no.303,
Towards North : Flat No.301,
Towards South : Open Space.

FAMILY (FLAT) UNIT NO.303 : (West-South

Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom, G.Toilet, one Master bed room+dress+toilet, one children room + toilet

having Built up area 118.50 sq.meters and having Carpet area 95.73 sq.meters, Land Holding area 37.03 sq.meters and Voting Percentage 3.92. It is bounded by -

Towards East : Flat No.302,
Towards West : Adj. Plot No.7,
Towards North : Flat No.304,
Towards South : Open Space.

FAMILY (FLAT) UNIT NO.304 : (West-North Side) consists Lobby, one

living room wide balcony, one kitchen room wide balcony, G. Bedroom + Balcony, G.Toilet, one Master bed room+dress+toilet+wide balcony, one children room + toilet having Built up area 119.74 sq.meters and having Carpet area 95.86 sq.meters, Land Holding area 37.42 sq.meters and Voting Percentage 3.96. It is bounded by -

Towards East : Flat No.301,
Towards West : Adj. Plot No.7,
Towards North : 9 meter wide road,
Towards South : Flat No.303.



FAMILY (FLAT) UNIT NO.401 : (East-North Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
Towards West : Flat no.404,
Towards North : 9 meter wide road,
Towards South : Flat No.402.

FAMILY (FLAT) UNIT NO.402 : (East-South Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
Towards West : Flat no.403,
Towards North : Flat No.401,
Towards South : Open Space.

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FAMILY (FLAT) UNIT NO.403 : (West-South Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom, G.Toilet, one Master bed room+dress+toilet, one children room + toilet having Built up area 118.50 sq.meters and having Carpet area 95.73 sq.meters, Land Holding area 37.03 sq.meters and Voting Percentage 3.92. It is bounded by -

Towards East : Flat No.402,
 Towards West : Adj. Plot No.7,
 Towards North : Flat No.404,
 Towards South : Open Space.

FAMILY (FLAT) UNIT NO.404 : (West-North Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom + Balcony, G.Toilet, one Master bed room+dress+toilet+wide balcony, one children room + toilet having Built up area 119.74 sq.meters and having Carpet area 95.86 sq.meters, Land Holding area 37.42 sq.meters and Voting Percentage 3.96. It is bounded by -

Towards East : Flat No.401,
 Towards West : Adj. Plot No.7,
 Towards North : 9 meter wide road,
 Towards South : Flat No.403.

FAMILY (FLAT) UNIT NO.501 : (East-North Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
 Towards West : Flat no.504,
 Towards North : 9 meter wide road,
 Towards South : Flat No.502.

FAMILY (FLAT) UNIT NO.502 : (East-South Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
 Towards West : Flat no.503,
 Towards North : Flat No.501,
 Towards South : Open Space.



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FAMILY (FLAT) UNIT NO.503 : (West-South Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom, G.Toilet, one Master bed room+dress+toilet, one children room + toilet having Built up area 118.50 sq.meters and having Carpet area 95.73 sq.meters, Land Holding area 37.03 sq.meters and Voting Percentage 3.92. It is bounded by -

Towards East : Flat No.502,
Towards West : Adj. Plot No.7,
Towards North : Flat No.504,
Towards South : Open Space.

FAMILY (FLAT) UNIT NO.504 : (West-North Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom + Balcony, G.Toilet, one Master bed room+dress+toilet+wide balcony, one children room + toilet having Built up area 119.74 sq.meters and having Carpet area 95.86 sq.meters, Land Holding area 37.42 sq.meters and Voting Percentage 3.96. It is bounded by -

Towards East : Flat No.501,
Towards West : Adj. Plot No.7,
Towards North : 9 meter wide road,
Towards South : Flat No.503.

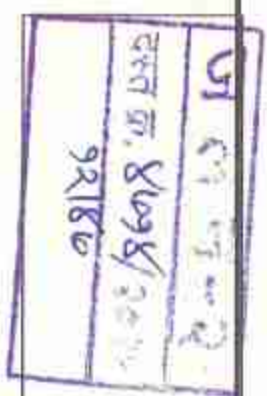


FAMILY (FLAT) UNIT NO.601 : (East-North Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
Towards West : Flat no.604,
Towards North : 9 meter wide road,
Towards South : Flat No.602.

FAMILY (FLAT) UNIT NO.602 : (East-South Side) consists Lobby, one living room wide balcony, one kitchen room attach utility balcony, G. Bedroom, Toilet, one Master bed room+dress+ toilet, one children bed room+ toilet+ wide balcony, having Built up area 109.61 sq.meters and having Carpet area 88.41 sq.meters, Land Holding area 34.25 sq.meters and Voting Percentage 3.62. It is bounded by -

Towards East : 6 meter wide road,
Towards West : Flat no.603,
Towards North : Flat No.601,
Towards South : Open Space.



FAMILY (FLAT) UNIT NO.603 : (West-South Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom, G.Toilet, one Master bed room+dress+toilet, one children room + toilet having Built up area 118.50 sq.meters and having Carpet area 95.73 sq.meters, Land Holding area 37.03 sq.meters and Voting Percentage 3.92. It is bounded by –

Towards East : Flat No.602,
Towards West : Adj. Plot No.7,
Towards North : Flat No.604,
Towards South : Open Space.

FAMILY (FLAT) UNIT NO.604 : (West-North Side) consists Lobby, one living room wide balcony, one kitchen room wide balcony, G. Bedroom + Balcony, G.Toilet, one Master bed room+dress+toilet+wide balcony, one children room + toilet having Built up area 119.74 sq.meters and having Carpet area 95.86 sq.meters, Land Holding area 37.42 sq.meters and Voting Percentage 3.96. It is bounded by –

Towards East : Flat No.601,
Towards West : Adj. Plot No.7,
Towards North : 9 meter wide road,
Towards South : Flat No.603.



FAMILY UNIT NO.701 : (East-North Side) consists one living room+Open Terrace, one Kitchen room+Open Terrace, G.Bedroom, Master Bedroom+Toilet, Toilet, Open Terrace having Built up area 65.81 sq.meters and having Carpet area 56.07 sq.meters, Land Holding area 20.57 sq.meters and Voting Percentage 2.19. It is bounded by

Towards East : 6 meter wide road
Towards West : Flat No.704,
Towards North : 9 meter wide Road,
Towards South : Flat No.702.

FAMILY UNIT NO.702 : (East-South Side) consists one living room+Open Terrace, one Kitchen room+Open Terrace, G.Bedroom, Master Bedroom+Toilet, Toilet, Open Terrace having Built up area 65.81 sq.meters and having Carpet area 56.07 sq.meters, Land Holding area 20.57 sq.meters and Voting Percentage 2.19. It is bounded by

Towards East : 6 meter wide road
Towards West : Flat No.703,
Towards North : Flat No.701,
Towards South : Open Space..

FAMILY UNIT NO.703 : (West-South Side)

consists one living room+two side Open Terrace, one Kitchen room, Master Bedroom +Dress+Toilet, Children bedroom+Toilet having

Built up area 73.24 sq.meters and having Carpet area 60.95 sq.meters, Land Holding area 22.90 sq.meters and Voting Percentage 2.43. It is bounded by

Towards East	:	Flat No.702,
Towards West	:	Adj. Plot no.7,
Towards North	:	Flat No.704,
Towards South	:	Open Space..

FAMILY UNIT NO.704 : (West-North Side) consists one living room+two side Open Terrace, one Kitchen room, Master Bedroom+Dress+Toilet, Children bedroom+Toilet having **Built up area 73.24 sq.meters and having Carpet area 60.95 sq.meters, Land Holding area 22.90 sq.meters and Voting Percentage 2.43. It is bounded by**

Towards East	:	Flat No.701,
Towards West	:	Adj. Plot no.7,
Towards North	:	9 meter wide Road,
Towards South	:	Flat No.703.

**(2) COMMON AREAS & FACILITIES :**

- (a) Piece & parcel of land described in the First Paragraphs of this Deed viz. **Plot No.5/6, Survey No.411/2, Mehrun Shivar, Near Lion's Club Hall, Opp.Mehrun Lake Jalgaon, Tal. & Dist.Jalgaon.**
- (b) Parking Area Marked as "Parking Space" as shown in the Plan will be common for all Flat Owners. Parking allotted for only one four wheeler car and one two wheeler vehicle for each flat.
- (c) Two Septic tank on Ground Floor will be common for and maintained by all owners in the said building.
- (d) One underground Water Storage Tank on ground floor will be common for all owners in the said building. One over head water tank on terrace in two compartment. Underground water storage tank is for storeation of water. No one respective owner could take the pipe line from underground water tank. One electric pump is fixed for transfer of water from under ground water tank to over head water tank by the Grantor No.1 to 3 is common for all respective owner. Expenses regarding maintenance, electric bill etc. are born by all respective flat owner.
- (e) A staircase which leads from Ground Floor to the Top of the building is common.
- (f) Plumbing network through out the building in common areas.
- (g) Electric wiring network through out the building in common areas
- (i) Area below Staircase will be common for all owners in the said building.

- (j) Two Bore-Well with Electric Pump, Panel Board & Pipe fittings will be common for all Owners in the said building.
- (k) Necessary Light connections throughout the building in common areas.
- (l) Drainage lines throughout the building in common areas.
- (m) The foundations, main walls, columns, beams, girders and roof of the building as described in the Place which from a part of this deed.
- (n) Two Compound wall with Three Entrance Gate.
- (o) At present One Electric meter connection is purchased by the grantor and it will be transferred in the name of society of all Flat Owners in the said building for the purpose of common use.
- (p) Two Lift throughout the building are common. All flat purchaser borne the expenses for maintenance electric bill etc. commonly.
- (q) Electric Solar System will be establish by the grantor on the top of the terrace for the maintenance of common lights & lift of the building which will be maintained by all the flat owners in the said building for the purpose of common use. It means solar systems was maintained by all the flat owners.

(3) RESTRICTED AREAS & FACILITIES

(a) Regarding T.D.R. / Additional F.S.I.:

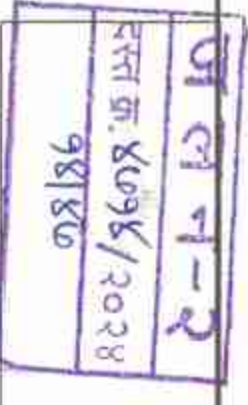
At present the said building is having sufficient F.S.I. and Grantor No.1 to 3 have consumed 3.19 F.S.I. The grantors has balance P Line Area (built up area 1.14 sq.meters, Land holding 0.36 sq.meters, Voting Percentage 0.04%. In case in future any T.D.R. or Additional F.S.I. is available on the said Building, It will entirely be the sole property of the grantor no.1 to 3 will have each and every right to consume that Balance and Additional F.S.I. by constructing and selling the units to the prospective purchaser and in such case, all the owners of "THE LAKE PARADISE" shall not have any objection to availment such T.D.R. / F.S.I. and in such case, such available F.S.I./ T.D.R. will be consumed by Grantor No.1 to 3 by constructing units on ground floor i.e. parking floor, Passage of ground floor or terrace of building as per sanction of the Jalgaon City Municipal Corporation, Jalgaon. Flat are fully owned and possessed by grantor no.1 to 3.

Construction in the passage of ground floor flat are restricted. One watchman room, toilet-bathroom on ground floor i.e. parking floor are solely owned & possessed by Grantor No.1 to 3.

Terrace are owned and possessed by Grantor No.1 to 3. At any time no flat owner obstruct the Grantor No.1 to 3 for using Staircase, Lift and Common areas of the "THE LAKE PARADISE".

SIXTH

THAT right, title and interest of each owner of a family unit in the common areas and facilities and their proportionate share in the profits and common expenses in the said General common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of "THE LAKE PARADISE" Condominium is based on the



proportionate percentage interest of each family unit to the total Built up area of family units.

As described in Para Fifth of this Deed

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SEVENTH:

THAT the administration of "THE LAKE

"PARADISE" Condominium consisting of aforesaid building and parcel of the land described in the paragraphs first & fifth of this Deed shall be in accordance with provisions of this Deed and with the provisions of bye-laws which are made a part of this Deed and are attached herewith.

EIGHT:

THAT as appears above a Plan of Apartment Ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that the family units comprised in the said building called "THE LAKE PARADISE" may be conveyed and registered as individual properties capable of individual unit of independent use on account of each having its own exit to a common area and facility of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the common areas and facilities.

NINTH:

THAT for the purpose of stamp duty and registration fees to be imposed on the registration of this Deed in the Register of Declaration and Deeds of Apartment under section 13 (5) the value of the "THE LAKE PARADISE" Condominium is valued at as per Government Valuation.

TENTH:

THAT so long as the Grantor owns one or more of the family units the Grantor shall be subject to the provisions of this Deed and of the Exhibit attached hereto and the Grantor covenants to take no action which will adversely affects the rights of the Association of Apartment Owners with respective assurances against latent defects in the building or rights assigned to the association by reason of the establishment of "THE LAKE PARADISE" Condominium.

ELEVENTH:

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

TWELVETH:

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

THIRTEENTH:

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



FOURTEENTH :

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

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FIFTEENTH :

THAT the dedication of the property to the Plan of Apartment Ownership herein shall not be revoked, or the property removed from the Plan of Apartment Ownership, or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the plan by duly registered instruments.

SIXTEENTH :

THAT No Apartment Owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the General and/or restricted common areas and facilities or by the abandonment of his family unit.

SEVENTEENTH :

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

EIGHTEENTH :

THAT all present or future owners, tenants, future tenants or any other person that might use facilities of the building in any manner, are subject to the provisions of this Deed and that the more acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said unit shall signify that the provisions of this Deed are accepted and ratified. The respective family unit shall not be rented or giving or leave and licence or care taker basis by the Apartment Owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensations for any period less than thirty days or (b) any rental of it the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the Apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and licence or care taker basis provided that said lease or leave and licence or care-taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye-laws in Exhibit 'B' attached hereto.

NINETEENTH :

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

TWENTIETH :

THAT where a family unit is sold by a mortgagee in exercise of his powers of sale under an English Mortgage or by a court in execution of a decree in a suit brought by a mortgagee against the owner of such family unit, then neither the



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mortgagee nor the Purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments, by the association which become due prior to the acquisition of title by a such acquirer, it being understood however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be sub-ordinate to such mortgage.

TWENTY FIRST:

THAT in 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 latter for his share of the common expenses upto the time of the grant or conveyance without prejudice to the Grantee' right to recover from the Grantor the amounts paid by the Grantee therefore, However, any such Grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be setting forth amount of the unpaid assessment against the Grantor liable for nor shall be family unit conveyed be subject to charge for any unpaid assessments made by the Association of Apartment Owners against the Grantor in excess of the amount therein set forth.

TWENTY SECOND :

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 mortgages holding first mortgages covering family units but without prejudicial to the right to the owner of a family unit to obtain individual family unit insurance.

TWENTY THIRD:

THAT insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessment levied by the Association of Apartment owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums become due.

IN WITNESS WHEREOF the Grantors have set their respective signatures on this **15th** day of JULY, 2024 at Jalgaon.

JIVRAJ BUILDCON,

A PARTNERSHIP FIRM, THROUGH ITS PARTNER



1) 

BHARAT PRAKASHCHAND SAMADADIYA

Grantor No.1



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2)

(Signature)

CHARUDATTA VIJAY PATIL

Grantor No.2



3)

(Signature)

RAHUL INDERCHAND MUTHA

Grantor No.3



Witnesses :-

1. Chaudhari

Name : Ganesh

Ramesh Chaudhari

Address: 10/13, Nitganand

Nagar, Mahaliroad, Jalgaon

2. Rajgurunbhai

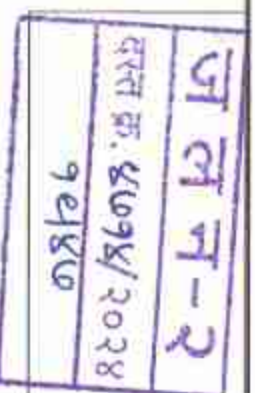
Name : Rajgurunbhai

Rahul Mutha

Address: 22, Sathak Vedaat

Nagar, Anandnagar.



EXHIBIT-B**BYE LAWS OF "THE LAKE PARADISE"
CONDOMINIUM****[1] SHORT TITLE AND APPLICATION:**

[1] These bye-laws may be called the bye-laws of the "THE LAKE PARADISE" Condominium.

[2] The Provisions of these bye-laws apply to the "THE LAKE PARADISE" Condominium.

All present or future owner, 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 regulations set-forth in these bylaws.

The mere acquisition or rental or taking or licence of any or the family units [hereinafter referred to as 'unit'] of the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified, and will be complied with.

[2] DEFINITIONS:

[1] In these bye-laws, unless the context requires otherwise:

[a] 'Act' means the Maharashtra Apartment Ownership Act, 1970

[b] 'Association' means the Association of all the Apartment Owners constituted by such owner for the purpose of the "THE LAKE PARADISE" Condominium.

[c] 'Board' means a Board of Managers consisting of Five persons, all of whom shall be owners of Apartment in the "THE LAKE PARADISE" Condominium.

[d] 'Building' means the building located at *Plot No.5/6, Survey No.411/2, Mehrun Shivar, Near Lion's Club Hall, Opp.Mehrun Lake Jalgaon, Tal. & Dist.Jalgaon* and known as "THE LAKE PARADISE" Condominium and includes the land forming part thereof.

[e] 'Declaration' means the Declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in section 2.

[f] 'Majority of Owners' means those owners holding 51 percent of the votes in accordance with the percentages assigned in the Declaration.

[g] 'Owner' of Apartment Owner' means the person owing an Apartment in the "THE LAKE PARADISE" Condominium.



[h] 'Section' means a section of Act.

[i] 'Unit' means a family unit in the "THE LAKE PARADISE" Condominium.

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[j] 'Registrar' means the Registrar of Co-operative Societies.

[2] Words and expressions used in these bye-laws but no defined therein shall have the meaning respectively assigned to them in the Act.

[3] APARTMENT OWNERSHIP:

The building located at *Plot No.5/6, Survey No.411/2, Mehruan Shivar, Near Lion's Club Hall, Opp.Mehrun Lake Jalgaon, Tal. & Dist.Jalgaon* and the building is known as "THE LAKE PARADISE" Condominium is submitted to the provisions of the Act.

[4] OBJECT OF ASSOCIATION:

[1] The objects of the Association shall be :

[a] to be and to Act as the Association of Apartment Owners of the building called "THE LAKE PARADISE" Condominium, situated at *Plot No.5/6, Survey No.411/2, Mehruan Shivar, Near Lion's Club Hall, Opp.Mehrun Lake Jalgaon, Tal. & Dist.Jalgaon* [hereinafter called "the said building"] who have filed their respective declarations submitting their Apartments to the provisions of the Act.

[b] to invest of deposit moneys.

[c] to provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the Apartment Owners, and if necessary by raising loans for that purpose.

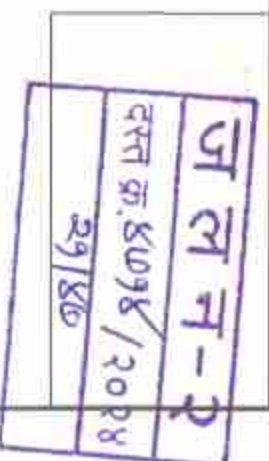
[d] to retain and rent or licence if possible suitable portions of the common areas to outsiders for commercial purposes, and to distribute the common profits left after deducting the common expenses amongst the Apartment Owners as common profits or accumulate the same for building up a reserve fund;

[e] to provide for and do all & any of the matters provided in sub-sections [2] of section 16;

[f] to advance, with the consent of the Apartment Owners, any short term loan to any Apartment Owners in case of any emergent necessity and to provide for repayment thereof in lump-sum or in instalments;



[g] to establish and carry on, its own account or jointly with individuals or institution, educational, physical, social and re-creative activities for the benefit of the Apartment Owners.



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

[i] to do all things necessary or and otherwise provided for their welfare expedient for the attainment of the objects specified in these bye-laws.

[2] The Association shall not act beyond the scope of its objects without duly amending the provisions of these bye-laws for the purpose.

[5] MEMBERS OF ASSOCIATION:

[1] All persons who have purchased Apartment in the "THE LAKE PARADISE" Condominium and executed respective Declarations under section-5 submitting their Apartment to provisions of the Act, shall automatically be members of the Association, and shall pay the sum of Hundred Rupees as entrance fee and may purchase at least one share of the face value of RS. 5001 /- each. Each Apartment Owner shall receive a copy of the bye-laws on payment of RS.501 /-



[2] Upon any Apartment owner selling his Apartment of absolutely conveying the same by way of gift under his will or otherwise the purchaser or donee shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of Fifty Rupees. The shares held by an Apartment Owners shall be transferred of the name of such purchaser or donee on payment of HUNDRED 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 specified bequest of the Apartment. The name of the legatee or the names of the register of Apartment owners maintained by the Secretary for the purposes of administration of the "THE LAKE PARADISE" Condominium as Apartment Owner or joint Apartment Owners, where any legatee is a Minor the Apartment Owner shall be entitled to appoint a guardian of such Minor.

[6] JOINT APARTMENT OWNERS:

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Where an Apartment has been purchased by two or more persons jointly they shall be jointly entitled to the Apartment and the share of the Association shall be issued in their 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:

Where an Apartment has been purchased by two of the Association [Joint Apartment Owners holding the shares jointly]

[8] DISQUALIFICATIONS:

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

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

[9] VOTING:

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

[10] QUORUM:

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

[11] VOTES TO BE CAST IN PERSON:

Votes shall be cast in persons.

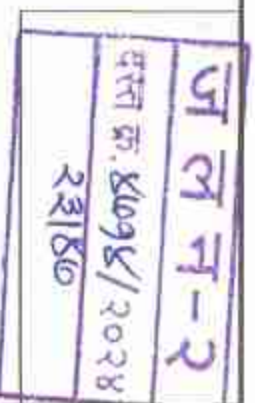
**CHAPTER-III
ADMINISTRATION**

[12] POWERS AND DUTIES OF ASSOCIATION:

The Association will have the responsibility of Administering the "THE LAKE PARADISE" Condominium, approving the Annual budget establishing and collecting monthly assessments and arranging for the



managements of the Condo-minium in an efficient manner, Except as otherwise provided resolutions of the Association shall require approval by a majority of owners, casting votes, in persons.



[13] PLACE OF MEETINGS:

Meetings of Association shall be held by suitable place covenant to the owners as may from time to time designated by the Association.

[14] ANNUAL MEETINGS:

The First Annual Meeting of the Association, shall be held on **01.08.2024** [date]. Thereafter the Annual Meetings of the Association shall be held on the 31 st of March each succeeding year. At such meetings there shall be elected by ballot of the Apartment Owners a Board of Managers in accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

[15] SPECIAL MEETINGS:

It shall be the duty of the president to call a special meeting of the Apartment Owners as directed by a resolution of the Board of upon a petition signed by a Majority of the owners and having been presented to the Secretary or as the case may be the Registrar or any officer duly authorised by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except asserted in the notice without the consent of for fifths of the owners present in persons.



[16] NOTICE OF MEETINGS:

It shall be the duty of the Secretary to mail or sent a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is so held to each Apartment Owner at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye laws shall be considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner or as the case may be, the Registrar.

[17] ADJOURNED MEETINGS :

If any meeting of owner cannot be organised because a quorum has not attended the owners who are present, may adjourn the meeting to a time not less than meeting was called if at such adjourned meeting also, no quorum is present the owners present in person being not less than two shall form a quorum.

[18] ORDER OF BUSINESS:

The order of business at all meetings of the owners of unit shall be as follows:

- [a] Roll Call.
- [b] Proof of notice of meeting or waiver of Notice.
- [c] Reading of minutes of preceding meeting.
- [d] Report of Officers.
- [e] Report of the Housing Commissioner or the or of the office, duly authorised by them, if present.
- [f] Report of Committees.
- [g] Election of Board of Managers.
- [h] Unfinished business if any,
- [i] New Business.

**CHAPTER-IV
BOARD OF MANAGERS**

[19] MANAGEMENT OF ASSOCIATION:

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

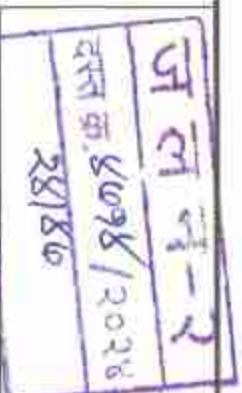
[20] POWERS AND DUTIES OF BOARD:

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

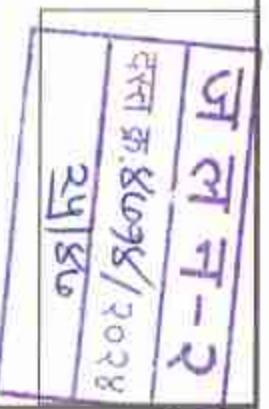
[21] OTHER DUTIES :

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

- [a] Care, upkeep and surveillance of the "THE LAKE PARADISE" Condominium and the common areas and facilities and restricted common areas and facilities.
- [b] Collection of Monthly Assessments from the owners.
- [c] Designation, employment, remuneration & dismissal of the personnel necessary for "THE LAKE PARADISE" Condominium common areas and facilities.
- [d] To provide for the matter in which Audit and Accounts of the Association shall be carried out.



[e] To inspect the Account kept by the Secretary and/or Treasurer, and examine the Registers and 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 Cash Book is written up promptly and is signed daily by one of the members of the Board Authorised in this behalf.

[h] To hear, deal with complaints.

[22] **MANAGER:**

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

[23] **ELECTION AND TERMS OF OFFICE:**

At the First Annual Meeting of the Association, the term of the office of two Managers shall be fixed for three years. The term years and term of office of one Manager shall be fixed at one year. At the Expiration of the initial term of office of each respective Manager his successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting [if a larger Board in contemplated, the term of the office should be established in similar manner so that they will expire in different years.



[24] **VACANCIES:**

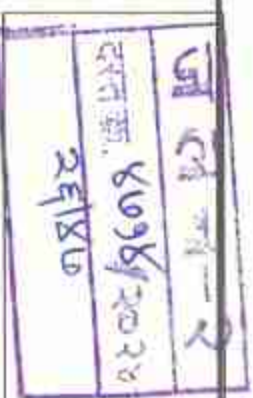
Vacancies in the Board caused by any reason other than the removal of a Manager by a vote of the Association shall be filled by vote of the majority of the remaining Managers, even though they may constitute less than a quorum and each person so elected shall be a manager until a successor is elected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

[25] **REMOVAL OF MANAGER:**

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

[26] ORGANISATION MEETING:

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

**[27] REGULAR MEETINGS:**

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

[28] SPECIAL MEETINGS:

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

**[29] WAIVER OF NOTICE:**

Before or any meeting of the Board any Manager, may in writing, waive of notice of such meeting and such waiver shall be demand equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board, shall be waiver of Notice by him of the time and place thereof. It all the Managers are present at any meeting of the Board, no notice shall be required and any business may transacted at such meetings.

[30] QUORUM:

At all the Meetings of the Board one third of the total strength of the Managers, shall constitute a quorum for the transaction of the business, & the act of the Managers present at a meeting at which a quorum is present shall be the acts of the Board. If at any Meeting of the Board there be less than a quorum present may adjourn the meeting from time to time. At any such adjourned meetings, any business which might have been transacted at the meeting as originally called may transacted without further notice provided there is quorum present.

[31] FIDELITY BONDS:

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

पं. नं. २-२
पं. नं. ४०९४/३०२४
२०/४०

CHAPTER-V OFFICER**[32] DESIGNATION:**

The principal officers of the Association shall be a president, a Vice president, a Secretary and a Treasurer all of whom shall be elected by and from the Board, the may appoint an Asst. Treasurer and Asst. Secretary, such other officers as in their judgement may be necessary [in the case of an Association of 100 owners or less the offices of Treasurer & Secretary may be filled by the same person].

[33] ELECTION OF OFFICERS:

The Officers of the Association shall be elected annually by the Board of organisation meeting of each new board & shall hold offices at the pleasure of the Board.

[34] REMOVAL OF OFFICERS:

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

[35] PRESIDENT:

The president shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all of the general powers and duties. Which are usually vested in the office of the president of an Association, including but not limited to the power to appoint committees from amongst the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

[36] VICE PRESIDENT:

The Vice president shall take place of the President and perform his duties whenever the president shall be absent or unable to act, if neither the president nor the Vice president is able to act, the Board shall appoint some



other member of the Board so as to act on an interim basis. The Vice president shall also perform such other duties as shall from time to time imposed upon him by Board.

[37] SECRETARY:

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

[38] TREASURER:

The treasurer shall be responsible for Association funds and Securities and shall also be responsible for keeping full and accurate account of all receipts and disbursements in books belonging to the Association. He shall responsible for the deposit of all moneys and other valuable effects in the name and to the other valuable effects in the name and to the credit, of the Association in such deposit Aries as may from time to time designated by the Board.

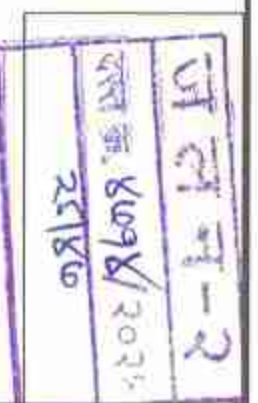
CHAPTER-VI OBLIGATION OF THE APARTMENT OWNERS

[39] ASSESSMENTS:

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "THE LAKE PARADISE" Condominium which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazards or calamities. The Assessments shall be made pro rata according to the value of the unit owned as stipulated in the declaration, unit owned as stipulated in the declaration. Such assessments shall include monthly payments to a general operating reserve and a reserve funds for replacements.

[40] MAINTENANCE AND REPAIRS:

[1] Every owner must perform promptly, all maintenance and repair work with in his own units which if omitted would affect the "THE LAKE PARADISE" Condominium in entirely or in a part belonging to other. owners being expressly responsible for the damages and liabilities that the failure to do so may endanger.



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

[3] An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas and facilities damaged through his fault.

[41] **USE OF FAMILY UNITS:-** Internal changes :

[1] All units shall be utilised for residential purpose only.

[2] An owner shall not make any structural modifications or alterations in his unit, or installations located therein without previously notifying the Association in writing, through the president of the Board, if no Manager is employed. The Association shall have the obligation to owner within 30 days and failure to do so within the stipulated time shall modification, alteration or installation .

[42] **USE OF COMMON AREAS & FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES**

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

[2] The "THE LAKE PARADISE" Condominium shall have elevators devoted to the transportation of the owners and their guests, owners and trades men are expressly required to utilise exclusively a freight or service elevator for transporting packages, merchandise or any other object that may effect the comfort or well-being or the passengers of the elevators dedicated to the transportation of owners, residents & guests.

[43] **RIGHT OF ENTRY:**

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

[2] An Owner shall permit other owners or their representative so required to enter his unit for the purpose of performing installations, alterations, provided that or repairs to the mechanical or electrical services



provided that request for entry are made in advance and that such entry at the time covenant to the owner. In case of an emergency, such a right of entry shall be immediate.

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दस्तावेज नं. ४७९४/२०२४
२०/४/६

[44] RULES OF CONDUCT:

[1] No resident of "THE LAKE PARADISE" Condominium shall post any advertisement or posters of any kind or on the building except as authorised by the Association.

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

[3] It is prohibited to hang garments rugs, etc. from the windows balconies or form of the facades of the "THE LAKE PARADISE" Condominium.

[4] It is prohibited to dust rugs etc. from the windows or to clean rugs etc. by beating on the exterior part of the said condominium.

[5] It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installations is not provided all garbage or trash shall be collect in a vessel and thrown in the Municipal dustbin.

[6] No owner resident or lessee shall install wiring for electrical or telephone installation, television antennas, machines or air-conditioning units etc. on the exterior of the "THE LAKE PARADISE" Condominium or that procure through the walls or for of the condominium except as authorised by Association.

CHAPTER-VII

FUNDS AND THEIR INVESTMENTS

[45] FUNDS:

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

- [a] By Shares;
- [b] By Contributions and donations from the Apartment Owners;
- [c] By from common profits which shall from the nucleus of the reserve fund;
- [d] By raising loans, if necessary subject to the terms and conditions as the Association, with the approval of the competent authority may determine in his behalf.

[46] INVESTMENT:

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



[a] In the Central Co-operative Bank or the state Co-operative Bank or;

[b] In any of the securities specified in section 20 of the Indian Trust Act, 1982 or;

[c] In any co-operative Bank other than those referred to in clause [a] of this" bye-laws or in any banking company approved for this purpose by the Association.

ज ल न-२
दस्ता क्र. ४७९४/२०२४
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[47] AFFILIATION:

Should there be any Federation of Apartment Owners in the locality in which the "THE LAKE PARADISE" Condominium is situated the Association may after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

[48] ACCOUNTS:

[1] A banking Account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid provided that the Secretary may retain in his personal custody an amount not exceeding Rs.1000/- for petty expenses. All payments above rupees twenty shall be made by cheques signed by the Secretary and one member of the Board.

[2] Each Apartment Owner shall have a passbook in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses and his share of assessment and other dues if any, in respect of his Apartment.

[3] The Association shall on or before 31st duly in each year publish an Audited Annual Financial Statement in respect of common areas and facilities containing.

[a] The Profits and loss account.

[b] The receipts expenditure of the previous financial year.

[c] A summary of the property, as assets and liabilities of common areas and facilities of the Association giving such particulars as will disclose the general nature of these liabilities as Assets & How the value of the fixed assets has been arrived at.

[4] The Audited Financial Statement shall be open to the inspection of any member the Association during office house and in the office of the Association and a copy thereof, shall be submitted to the competent authority not latter than 15th of August every year.

[5] Every financial statement shall be accompanied by a complete list of Apartment Owners. There shall also accompany the financial statement in a similar list of loaners. The financial statement shall state up to what date profits and expenses of areas are included.

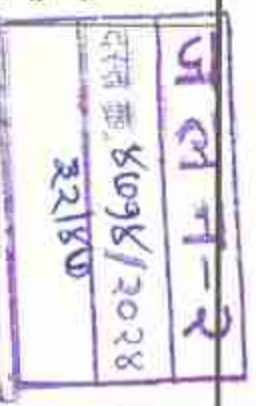
[49] PUBLICATION OF ACCOUNT AND REPORTS:

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



[50] APPOINTMENT OF AUDITOR:

The Association shall appoint at its general meeting an Auditor who shall audit the accounts of the Association to be prepared by the Board as hereinbefore provided and shall examine the Annual Return and verify the same, with the Accounts, relating to and shall either sign the same as found by him to be correct duly vouched and in accordance with law or specially report to and in accordance with law or specially report to the Association in what respect he finds it incorrect, un-vouched or not in accordance with law.

**[51] POWER OF AUDITOR:**

The Auditor shall be entitled to call for and examine and papers or documents belonging to the Association relating to the common areas and facilities [including limited common areas & facilities] and common expenses and shall make a special report to the Association upon any matter connected with the Accounts, which appears to him to require notice.

CHAPTER-VIII : MORTGAGEES**[52] NOTICE OF ASSOCIATION:**

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

[53] NOTICE OF UNPAID ASSESSMENTS :

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

CHAPTER-IX: COMPLIANCE**[54] COMPLIANCE:**

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

[55] SEAL OF THE ASSOCIATION:

The Association shall have a common seal which 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 Secretary or any other person authorised by the Association in this behalf.

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

[56] **AMENDMENT OF BYE-LAWS:**

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by the Owners representing at least 75 % of the total value of all units in the "THE LAKE PARADISE" Condominium as shown in the Declaration .

ज ल त-२
दस्तावेज क्र. ४८७४/२०२४
३३/४८

IN WITNESS WHEREOF the Grantors have set their respective signatures on this 26 day of JULY, 2024 at Jalgaon.

JIVRAJ BUILDCON,

A PARTNERSHIP FIRM, THROUGH IT'S PARTNER

1) 

BHARAT PRAKASHCHAND SAMADADIYA

Grantor No.1



2) 

CHARUDATTA VIJAY PATIL

Grantor No.2



3) 

RAHUL INDERCHAND MUTHA

Grantor No.3

**Witnesses :-**

1. Charudharil

Name: Gourav Jimesh

Charudharil

Address: 10/13, Nitigand

Nagar, Mohadi Road, Jalgaon.

2. Rangam Mutha

Name: Rangam Rakesh Mutha

Address: 22, Sasthale Vedaat

Nagar, Awaragabad.

पं. नं. - २
दस्तावेज क्र. ४८७४/२०२४
३४/४८



महाराष्ट्र शासन
राव नमुना शाह (अधिकार अभिलेख पत्रक)

शिव :- १६०१ (१४३२६४)

വിശേഷം :- ചുരുക്കം

3E08264511B

होताये रसानिक नाय :

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अर्थात :- जलभाव

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पिकाखालील क्षेत्राचा तपशील

पिकासालील क्षेत्राचा तपशील								सामर्थ्यक्षेत्री	पैग
				उपलब्ध नसलेली				अमीन	
वर्ष	हंगाम	जाना	पिकाचा प्रकार	पिकाचे नाव	पार शिथिल	अचल शिथिल	अचल शिथिल	रक्कम	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					हे.आर. चौ.मी	हे.आर. चौ.मी	हे.आर. चौ.मी		

"या प्रनाशित शरीसाठी फ्री म्हुण १५/- रुपये मिळाले,"
दिनांक :- २६/०६/२०२४

(नाद :- रात में बजना)

तलाठी, मेहरणा
ता. जि. जळगांव

टीप : * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फ्री स्ट्रुपून १५/- रुपये मिळाले."
िदनांक- २५/०७/२०२४
सांकेतिक क्रमांक :-
२७०३०००७४०३०९००००४७२०२४१२३१४

(नाव :- राहुल सुभाष कुमावत)
तलाठी साक्षा :- मोहराणा :- जळगाव ि :- जळगाव



ar.niraj mantri & associates
ARCHITECTS. INTERIORS. LANDSCAPE

● Plot no. 44, prachrudesai Colony, Near Khajamliya Dargah, Ahead Vodafone Store, Jalgaon,
Office- (0257) 2255643, Cell no - 9422277643, 9422223411
Email : arnirajmantri@rediffmail.com

CERTIFICATE

This is to certify that parking plan, Stilt floor plan, First floor plan, Second floor plan, Third floor plan, Fourth floor plan, Fifth floor plan, Sixth floor plan, Seventh floor plan, Site plan, Elevation plan, Section A-A, Area Calculation, Schedule of openings and Area Calculations, Parking area Calculations, Key plans in respect of building called as "LAKE PARADISE" situated on at Plot No.5/6, Survey No.411/2, Mehrun Shivar, Near Lion's Club Hall, Opp.Mehrur Lake Jalgaon, Tal. & Dist.Jalgaon is drawn and prepared by me and copy filed herewith is Xerox copy of the building plan approved and sanctioned by Assistant Director of Town Planning, Jalgaon City Municipal Corporation, Jalgaon by its Office by its Office Letter No.T.P./B.P/203, dttd 15.05.2024.

Place: Jalgaon

Date: 25/07/2024

(Niraj R. Mantri) **RAJ R. MANTRI**
(B.Arch.)
REG.NO.CA/2001/28114
REG NO CA/2001/28114



जलन-२
दस्ता क्र. ४७९४/२०२४
३६/४७

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AASFJ8801C

नाम / Name
JIVRAJ BULLDICON



22/12/2022

निगम / माल की तारीख
Date of Incorporation/Registration
08/12/2022



जल न-२
लेखन क्र. ४७९४/२०२४
३७/४७



श्रीरद सरकारी
GOVERNMENT OF INDIA

भारत प्रकाशचंद्र समददीया
Bharat Prakashchandra Samadadiya
जन्म वर्ष / Year of Birth : 1978
पुरुष / Male

२-१-३७

४६७९४/२०२४

25/8/22



6907 2580 9463



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

मिना : न. नं. ४९/१७१ नयन, गरीब कोनोनी, जलद्वारा, नगराष्ट्र ४२५००१

Address: 2549/131, Nayan, Ganesh colony, Isigan, Melwastiha, 425001



Aadhaar - Samanya Maansacha Adhikaar

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SAMADADIYA BHARAT
PRAKASHCHANDRA
PRAKASHCHANDRA NAINSUKH
SAMDADIYA

01/04/1978

Permanent Account Number

ANMP S8773R

Signature _____

25. *Emmadi*



12012010



भारत सरकार

Republic Identification Authority of India

नवीकरण क्रमांक / Enrollment No.: 20061913879009

To

श्रीमत् विजय माटीर
Chandella Vijay Patil
Plot no. 6, Sunnyr's app, R T O office Road,
S.E. Colony,
Jalgaon

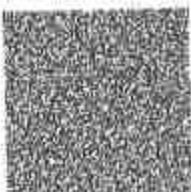
10/08/2013
MJC college Jalgaon
Jalgaon, Jalgaon
Maharashtra 425002



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आपला आधार क्रमांक / Your Aadhaar No.:

7633 6577 7075

माझे आधार, माझी ओळख



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Government of India

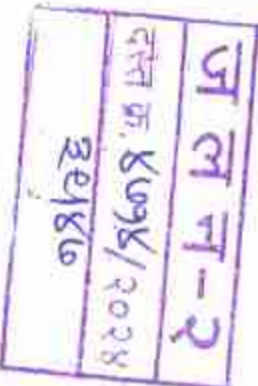


श्रीमत् विजय माटीर
Chandella Vijay Patil
असत माटीर / DOB: 25/11/1968
पुरुष / Male

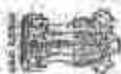


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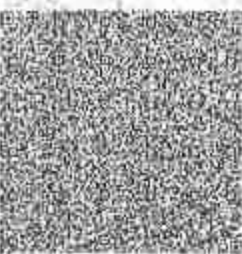
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHAPP7370B



07036023

नाम / Name
CHANDALLA VIJAY PATIL

पिता / माता / पिताचे नाव
VIJAY DHANAJI PATIL

नवीकरण क्रमांक
29/11/1968

हस्ताक्षर / Signature



भारत सरकार
Government of India

राहुल इंदरचंद मुथा
Rahul Indrachand Mutha
जन्म तारीख/DOB: 04/05/1979
पुरुष/ MALE



ज ल न-२	
दस्ता क्र. ४७९४/२०२४	
४०/४७	

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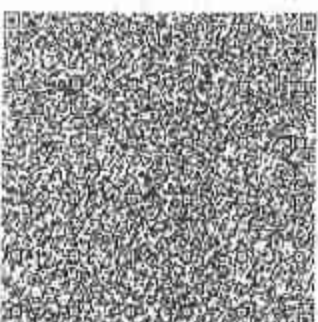
माझी आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
सिटी सर्वे नं.- 18349/30, रेल्वे स्टेशन रस्ता, वेदान्तनगर,
औरंगाबाद, औरंगाबाद,
महाराष्ट्र - 431001

Address:
C/O, City Sarve No-18349/30, Railway
Station Road, Vedantnagar, Aurangabad,
Aurangabad,
Maharashtra - 431001



QR Code with Photograph

6540 1847 4489

VID: 9143 8461 5503 1712



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGTPM2745F

नाम/Name

RAHUL INDERCHAND MUTHA

जन्म का नाम/Name's Name
INDERCHAND SAJANRAJ MUTHA

जन्म की तारीख/DATE OF BIRTH
04/05/1979

हस्ताक्षर/Signature



Ramthel

Ramthel

Ramthel



MUNICIPAL CORPORATION OF THE CITY OF, JALGAON

SANCTION OF BUILDING
PERMIT & COMMENCEMENT
CERTIFICATE

Phone : 2222261, 62, 63, 64, 65, Fax : 2222260, Email: jcmcity@jalgaon.maharashtra.gov.in

No. T.P/B.P./ 203-

Date : 15/05/2024

To, MS/ Jivraj Buldan Partner.

Shri. Bhawal Bakeshchandra Sandakya. 60th.

Subject :- Sanction of Building Permit & Commencement Certificate in Plot No. 05+06-
of C.I.S. No. 411/2- of Mehrun. Shivar.

Reference :- Your Application & Plan Inward No. T.P/0911- Dated 07/02/2023

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 59 of the Maharashtra Regional and Town Planning Act, 1966. (Mah. of 1966) of carry out development work and building permits under section 253 of the Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, LX of 1949) to erect Building of Prop. Parking/6th Flr + Typ. L + 2 + 3 + 4 + 5 + 6th Flr + 5 Cement Pl. Roadway purpose.
Total Builtup Area Commercial () + Residential (3022.86 sq. m.) = Total 3022.86 sq. m. as per plan duly amended in subject to following conditions.

CONDITIONS:

- 1) The land vacated in consequence of enforcement of set-back rule shall form part of public street and other construction other than as allowed in bye-laws is not permissible in marginal spaces.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under Sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) Commencement Certificate and Building Permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate will be treated as unauthorized development & action as per provision laid down in Maharashtra Regional & Town Planning Act, 1966 and under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not lie in the zone in which the land is situated.
- 5) The date of commencement of the construction work should be intimated to this office and the owner should commence the work within seven days from the date of receipt of such notice by 8/09/2024
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work. [viz under appropriate sections of Maharashtra land revenue Code 1965 Bombay Highway Act, 1955.]
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of further construction work.
- 8) All sanitary requirement shall be completed as stipulated in Development Control Rules.
- 9) Trees like neem, ashoka, neelgiri should be planted around the building in the open space other plot distance between two trees shall be near about 3.0 M. Completion certificate shall not be granted if trees are not planted in the plot as provide under section 19 of the Preservation of tree Act, 1975
- 10) Necessary arrangement for rain water harvesting shall be done.
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed here with.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the condition should be strictly observed and breach of any of the condition will be dealt within accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 Bombay Provincial Municipal Corporation Act, 1949



- 5) Jalgaon City Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant colony / society etc. on their own accord as per the specifications of J.C.M.C. Applicant should make necessary arrangement for water supply. Similarly street light will not be provided by Municipal Corporation.
- iii) Electric supply mains of M.S.E.B. is available at site.
- 16) There is no objection to obtain electricity connection for construction purpose from M.S. E.B.
- 17) a) N.A. Order No. S.R./105/96 - Dated 25/6/96 submitted with the application.
b) N.A. Order for Residential / Commercial / Industrial / Education Purpose is essential and submitted one copy to J.C.M.C. before commencing the work.
- 18) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.
- 19) a) Rs. 496354+14175 - is paid for development charges sit & water line charges w.r.to the proposed Construction on Plot No. 05106 - to Mehrua Shivavade
C.I.S. No. 411/2 -
Receipt No. 17844 - dated 19/04/2024.
- b) Rs. _____ is paid for development charges w.r. to the proposed land development vide R.No./B.No. _____ Dated: _____ / _____ / _____
- 20) Septic tank & soak pit shall be constructed as per the guidelines of Health officer J.C.M.C. & NCC shall be produced before occupation certificate.
- 21) a) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating followings details.
i) Name and Address of the owner/ developer, Architect Engineer and contractor. 82180
ii) Survey No. / Gat No./City Survey Number/Ward No. of land under reference along with description of its boundaries.
iii) Order number and date of grant of development permission redevelopment permission shortlisted by the Planning Authority or any other authority.
iv) E.S.I. permitted.
v) Number of Residential/Commercial flats with their areas.
vi) Address where copies of detailed approved plans shall be available for inspection
v) A notice in the form of an advertisement giving all the details mentioned in 21 a) above shall also be published in widely circulated newspapers one of which should be regional language.
- 22) Proper arrangement in consultation with Telecome Dept. and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.
- 23) Before commencing the work, Plot/Land u/r should be demarcated from Appropriate Authority.
- 24) Attested copy of city survey map as per site should be submitted with the application from of completion certificate.
- 25) The owner/Licensed Architect/Engineer/Supervisor-1/Supervisor-II will be held personally responsible, liable for incorrect, wrong, misleading date information is produced & the action will taken against him as per prescribed Act, and building permission will be assumed cancelled/revoked.
- 26) The construction work should be carried out under the supervision of Licensed Structural Engineer.
- 27) The owner should provide, the parking facility within his own premises.
- 28) J.C.M.C. should not be responsible for any ownership dispute arisen in future.
- 29) As per circular No. F.A.R. 102004 1601L No./New-20 Dt. 27/02/2004, fly ash generated from Thermal power station used in construction material like bricks, blacks, tiles etc. should be used in construction.
- 30) As per Maharashtra State Gov. order No. DCRII 09412829/UD-1 I Mantralaya, Mumbai Dated - 18-11/2004, Solar Preheated water Heating system As per I.S. specification confirming to I.S. 12933 shall be installed on building. दिए-वसीनीत पणी मुरणे कामी शोधवडा करणे येथेकारक आहे.

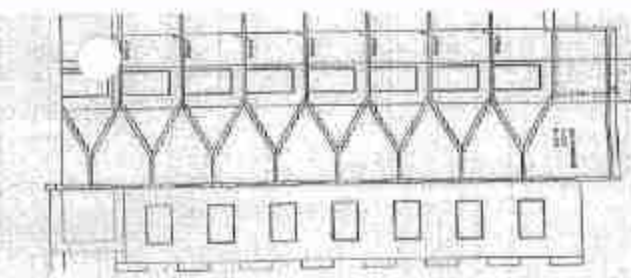
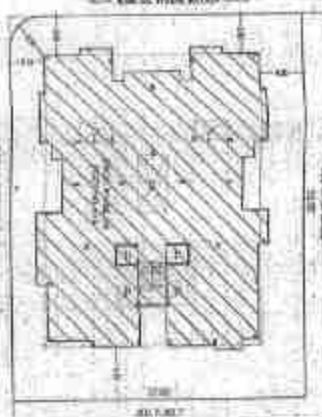
Assistant Director of Townplanning / Commissioner
Jalgaon City Municipal Corporation, Jalgaon

सहायक शहर नियोजन/नियोजक यांचे कार्यालय

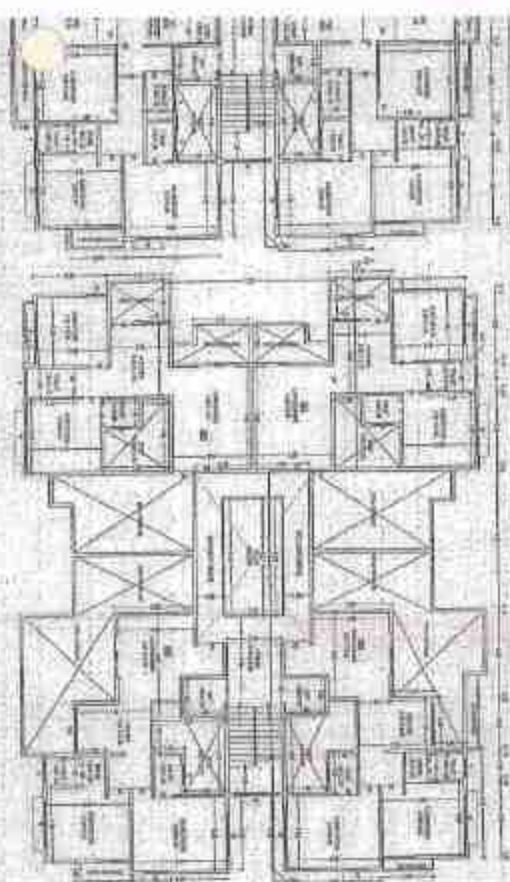
5-2

APPROVING AUTHORITY

Signature and Stamp of Approving Authority



NOTES:
1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE JALGAON CITY MUNICIPAL CORPORATION ACT, 1964.
2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE JALGAON CITY MUNICIPAL CORPORATION ACT, 1964.
3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE JALGAON CITY MUNICIPAL CORPORATION ACT, 1964.



7TH FLOOR PLAN

PROPOSED COMMERCIAL/RESIDENTIAL/INDUSTRIAL/OTHER USES

ON FLOOR NO. 1st TO 7th OF BUILDING

Sl. No.	Particulars	Area (sq. ft.)	Remarks
1	Room No. 101	1000	Commercial
2	Room No. 102	1000	Commercial
3	Room No. 103	1000	Commercial
4	Room No. 104	1000	Commercial
5	Room No. 105	1000	Commercial
6	Room No. 106	1000	Commercial
7	Room No. 107	1000	Commercial
8	Room No. 108	1000	Commercial
9	Room No. 109	1000	Commercial
10	Room No. 110	1000	Commercial
11	Room No. 111	1000	Commercial
12	Room No. 112	1000	Commercial
13	Room No. 113	1000	Commercial
14	Room No. 114	1000	Commercial
15	Room No. 115	1000	Commercial
16	Room No. 116	1000	Commercial
17	Room No. 117	1000	Commercial
18	Room No. 118	1000	Commercial
19	Room No. 119	1000	Commercial
20	Room No. 120	1000	Commercial

APPROVING AUTHORITY

Signature and Stamp of Approving Authority

Signature and Stamp of Approving Authority

Signature and Stamp of Approving Authority

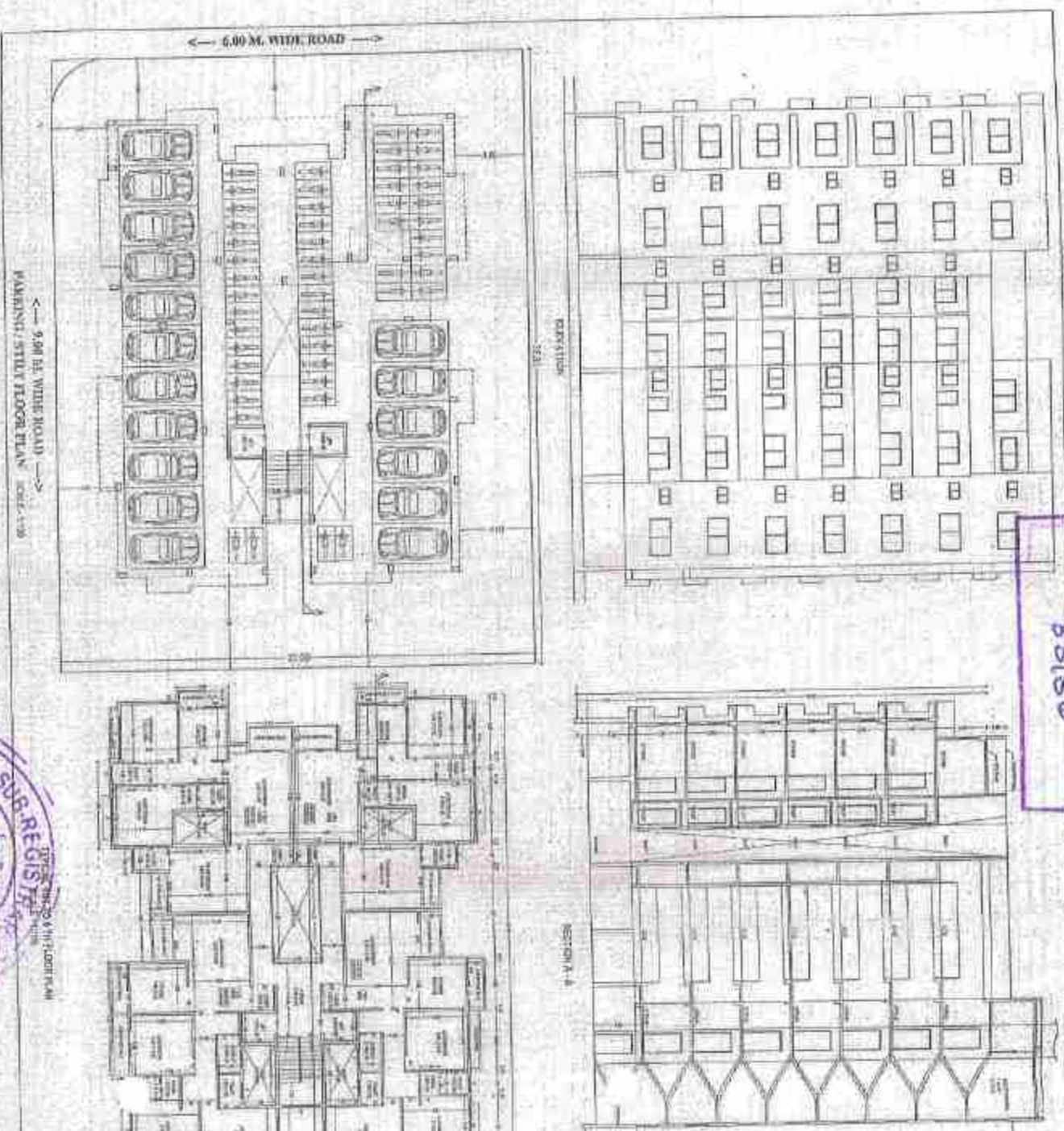


जलगाण-२
दस्तावेज क्र. ४७९४/२०२४
४३/४७

जल न-२

दस्तावेज क्र. ४७७४/२०२३

४४/४८



119/4714

शुक्रवार, 26 जुलै 2024 5:01 म.ने.

दस्त गोपबारा भाग-1

वर्जन 2

89180

दस्त क्रमांक: 4714/2024

दस्त क्रमांक: वर्जन 2/4714/2024

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरजेने मुद्रांक शुल्क: रु. 100/-

हु. नि. सह. हु. नि. वर्जन 2 बांधे कार्यालयवात

अ. क्र. 4714 वर दि. 26-07-2024

रोजी 5:00 म.ने. वा. होजर केला.

पावती: 5557

पावती दिनांक: 26/07/2024

सादरकरणापुढे नाव: जिवराज बिल्डकॉन चे भागीदार-1) भरत प्रकाशचंद
समवहीचा (पेटर नं-1)

नोटणी फी

रु. 100.00

दस्त हस्ताळणी फी

रु. 940.00

पुढांची संख्या: 47

दस्त होजर करणाऱ्याची सही:

एकुण: 1040.00

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

जळगाव-2

दस्तावा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिशतनेव

दिनांक: 1 26 / 07 / 2024 05 : 00 : 16 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 28 / 07 / 2024 05 : 01 : 12 PM ची वेळ: (फी)

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

जळगाव-2





83/86

पान नं०	८
दिनांक: ०७/११/२०२४	

पान नं०	८
दिनांक: ०७/११/२०२४	

पुस्तकालय संख्या: ५५५५५

कायाविन

सर्वप्रथम

नावाजिवराना सिवडकांग जे भागीदार-१) भरत प्रभाश्रुचंद

विष्णुभक्तैर्गान्

सामवेदगीता (पैठ ५ सं-१)

॥५॥

मन्त्राः, स्तोत्रादि मन्त्राः, माता मन्त्रः, इन्द्रादीनां मन्त्राः, कर्मादि मन्त्राः, लोका मन्त्राः, स्वात्मसी-

प्राप्त की:

वर्गगतः

पं नंर AASFJ8801C

2 नाव, शिवराव विठ्ठल कॉलेज, वे. भागीदार-2) चारदात विधायक भागीदार निवृत्त देणार

निम्नलिखित

(विद्युत् ११-२)

संख्या : 56

पुष्पाः पुष्पाट नोः - माझा नोः - इमारतीचे नावः - कोंक नोः - रोड नोः - म्हाळी

10

रा. ध्या. नं-६, तन्मयी अवाहनं, आर.टी.ओ. ऑफिस रोड,

10

अनुवाक

10

भा.व.वि.वरा.सं. वि.सं.को.न. सं. भा.गी.दा.र. 3) रा.सं.न. सं.द.र.सं.द. न.सं.भा.

निम्न देशांतर

(गौडर नं-३)

समय : 45

धृताः कर्णोद नं. २, भाका नं. २, इमारवीच नं. १, कर्णोद नं. २, रौड नं. १

समाप्ति:-

रा.सि.म.नं-18349-30, रेल्वे स्थेशन रोड, बेदात गाव, औरंगाबाद

5

सं.सं.आसफ १८८०१८

4



वरील इमंएवळ करम देणार नसतकरीत घोषणापत्र जा दमन ऐसत करत दिल्याचै कबूल तरावत.
शिड्डा क्र.3 बी वेळ 26/07/2024 05:17:38 PM

$$\frac{1}{\sqrt{1 - \beta^2}}$$

हलायवा निपायनाना कमुनीअवाक हुणाना सर्व फकतएनी ओल्ख तामदी-आधातित - आधार प्रणानीहोर पङ्कालवरात अनी आहे. त्याबाबत प्राप्त माहिती तूदीलप्रणी आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	सिद्धन देणार किन्नराज बिज्डकॉन वे भागीदार- 1) भरत प्रकाशचंद समदहीया (पैटर नं-1)	26/07/2024 05:18:02 PM	भरत प्रकाशचंद समदहीया M 1225775094838153216
2	सिद्धन देणार किन्नराज बिज्डकॉन वे भागीदार- 2) चानंदन विजय पाटील (पैटर नं-2)	26/07/2024 05:22:28 PM	चानंदन विजय पाटील M 1225774962465918976
3	सिद्धन देणार किन्नराज बिज्डकॉन वे भागीदार- 3) राहुल इंद्रचंद मुभा (पैटर नं-3)	26/07/2024 05:24:15 PM	राहुल इंद्रचंद मुभा M 1184084882613686272

दिवाका क्र.4 ची वेळ: 26 / 07 / 2024 05 : 18 : 04 PM

Sub Registrar Jalisco 2
सह दुकान निदेशक (घां-२)
जळगाव-२



Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JIVRAJ BULDCON JALGAON	eChallan	69103332024072610809	MH005786166202425E	100.00	SD	0003188156202425	26/07/2024
2		DHC		0724269808440	940	RF	0724269808440D	26/07/2024
3	JIVRAJ BULDCON JALGAON	eChallan		MH005786166202425E	100	RF	0003188156202425	26/07/2024

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

4/7/14/2024

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1. Verify Scanned Document for correctness through the portal (4 pages on a side) prior to after scanning.
2. Get print immediately after registration.

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जल न-२
दस्त क. ४७९४/२०२४
४७/४७



प्रमाणित करणेत येते की सदर
दस्तामखे एकूण ४७ पाने आहेत.
पुस्तक क्रमांक: ४७९४ बर
दस्त क्रमांक: ४७९४ बर
नोंदला.
ता.: २६/०७/२०२४
— M सह.दुख्यम निबंधक (वर्ग-२) —
जळगाव-२