Receipt (pavti)

346/441
Thursday,January 19 ,2023
12:49 PM

पावती

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

पावती क्रं.: 533 दिनांक: 19/01/2023

गावाचे नाव: शेगांव
दस्तऐवजाचा अनुक्रमांक: अरन3-441-2023
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: मयंक बिल्डर्स अँड डेव्हलपर्स तर्फे प्रॉप मयंक रमेश दुंडाले

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 1100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अं
1:08 PM ह्या वेळेस मिळेल.

दस्त परत केला
DELEVERED
सह दु नि क्र-२ अम्र

Joint Sub Registrar Amaravati III

बाजार मुल्य: रु.0 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1901202301470 दिनांक: 19/01/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013961373202223E दिनांक: 19/01/2023
बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6

GRN	MH013961373202223E	BARCODE		Date	18/01/2023-21:38:50	Form ID	55(A)(2)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	BFSPD5805C
Office Name	AMT3_JT AMRAVATI NO 3 SUB REGISTRAR	**Full Name**	MS MAYANK BUILDERS AND DEVELOPERS
Location	AMRAVATI		THROUGH PROP MAYANK RAMESH DUNDALE
Year	2022-2023 One Time	**Flat/Block No.**	SARVE NO. 6/1-C, PLOT NO. 6 AND 7
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	100.00	**Road/Street**	MOUJE - SHEGAON
0030063301 Registration Fee	100.00	**Area/Locality**	AREA - 640 SQM
		Town/City/District	
		PIN	4 4 4 6 0 4
		Remarks (If Any)	
		SecondPartyName=DEED OF DECLAARATION~~Marketval=0	
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

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Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023011826238	IK0CBKPMS9
Cheque/DD No.		Bank Date	RBI Date	18/01/2023-21:39:41	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850277561

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 19-01-2023 09:25:40

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1901202301470	Date	19/01/2023
Received from Mayank Bildars And Devhalapars Tarphe Prop Mayank Ramesh Dundale, Mobile number 9850277561, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Amaravati 3 of the District Amravati.			
Payment Details			
Bank Name	SBIN	Date	19/01/2023
Bank CIN	10004152023011901382	REF No.	IGAOZOUER4
This is computer generated receipt, hence no signature is required.			

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Dist. Amravati

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DEED OF DECLARATION

in respect of

"BLUEBELLS ARCADE"

FORM / EXHIBIT - "A"

(Stamp Duty paid Rs. 100/-)

(Under the provisions of The Maharashtra Apartments Ownership Act, 1970)

In the city of Amravati, on this 18th day of January, 2023,

Mr. Mayank Ramesh Dundale, Prop. M/s. Mayank Builders & Developers (PAN - BFSPD5805C), aged 29 years, occupation - business, resident of Sabanpura, Near Police Chowki, Inside Jawahar Gate, Amravati - 444601, **Adhar** - 8537 6617 0835, **Mob.** - 9850277561, hereinafter referred to as "THE GRANTOR" who is fully empowered and qualified to execute this deed, do hereby state :-

FIRST : That the Grantor owns and possesses the following pieces of land and TDR (rights) described hereinbelow :-

DESCRIPTION OF THE PLOT

"All the piece and parcel of land situated at **Mouje - Shegaon**, Pragane - Nandgaon Peth, Tq. & Dist Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati, out of **Field Survey No. 6/1-C**, admeasuring 2 H. 27 R, of which layout conversion is passed by Hon'ble Collector, Amravati, in Rev. Case No. N.A.P. 34/Shegaon-12/2005-06, dated 28.12.2006, from out of this

i) **Layout Plot No. 6**, admeasuring 3443 sq.ft. (320 sq. mtr.)

ii) **Layout Plot No. 7**, admeasuring 3443 sq.ft. (320 sq. mtr.)

Both the plots adjoining to each other, & amalgamated vide order passed by Hon'ble Tahasildar, Amravati, in Rev. Case No. अमनपा/ससंनर/उप.प्र. 0015/2019, dated 10.04.2019, thus total **admeasuring 6886.96 sq.ft. (640 sq. mtrs.)** of land, which is commonly bounded as under :-

Towards East : Plot No. 15-A, 15-B, 16-A & 16-B,

Towards West : 30 Mtrs. wide Road,

Towards North : Plot No. 5, and,

Towards South : Plot No. 8..."

which is hereinabove & after referred to as the *"land or said plot / land"*.

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DESCRIPTION OF THE TDR (RIGHTS)

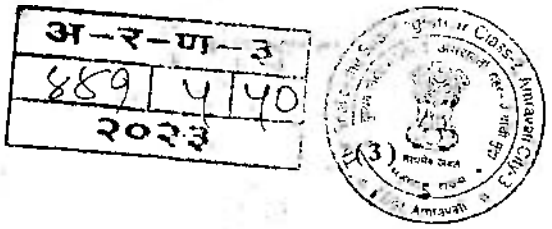
"T. D. R. (rights) admeasuring 990.38 sq.mtr. (10660.45 sq.ft.), out of total rights admeasuring 2018.28 sq. mtr. (Zone-N.A.) of TDR certificate bearing No. 90, issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/90/2016, dated 30.12.2016 for a lieu of 4587.01 sq. mtrs. of land from out of Field Survey No. 33, of Mouje - Benoda, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 15 mtr. wide Service Road...."

WHEREAS the said plot / land alongwith some other plot is acquired by the grantor Mr. Mayank Ramesh Dundale, Prop. M/s. Mayank Builders & Developers, r/o. Amravati, vide Gift Deed dated 07.09.2018, regd. at Sr. No. 3539, with S.R.O. Amravati City-2, from Shri Ramesh Nathmalji Dundale, r/o. Amravati, and,

WHEREAS as per the previous rules / notification, the Transferable Development Rights (T. D. R.) equivalent to 736 sq.mtr. was required for sanctioning the building map, however due to amendment by the Government in Urban Development Department, vide Notification bearing No. TPS-1813/3067/CR-122/MCORP/12/UD-13, dated 28.01.2016, the T.D.R. is applicable as per the equivalent quantum, thus by applying the said method, T.D.R. admeasuring 990.38 sq.mtr. is used and applied, and

WHEREAS T. D. R. (rights) equivalent to 990.38 sq.mtr. (10660.45 sq.ft.) from out of total rights admeasuring 2018.28 sq. mtr. (Zone-N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/90/2016, dated 30.12.2016 and certificate No. 90, is purchased by Grantor Mr. Mayank Ramesh Dundale, Prop. M/s. Mayank Builders & Developers, r/o. Amravati, vide Sale Deed dated 29.08.2019, regd. at sr. no. 3746, with the office of Sub Registrar, Amravati City-2, from Smt. Ushadevi Jayprakash Karwa & others, all resident of Aurangabad, and thus the vendor becomes the owner of said land/plot & T.D.R. [Rights], and,

SECOND : That in pursuance of the permission granted by Amravati Municipal Corporation, Amravati vide Building Permit No. 0078, dated 12.10.2020, & thereafter vide Occupancy Certificate, bearing No. 49, dated 27.12.2022, the Grantor completed the construction of the building known as "BLUEBELLS ARCADE", on the plot as per his desire and plan of the plot showing the layout, location apartment number and certificate of



the architect as required by section 13 of the Maharashtra Apartment Ownership Act, 1970.

Postal address of the building is as under :-

BLUEBELLS ARCADE
Survey No. 6/1/C, Plot No. 6/7, Shivshakti Nagar, Shegaon
Rahatgaon Road, Amravati - 444604 (MAHARASHTRA)

THIRD : That on the date of execution of this declaration the said BLUEBELLS ARCADE consume Floor Surface Index area of 640 sq. mtrs. and TDR (rights) of 990.38 sq. mtrs. It is hereby made clear that any increase in the Floor Space Index (FSI) in future, shall be utilised by the grantor only and he shall not be required to pay any compensation in any manner on any count whatsoever to the shop or apartment owners or the association of Apartment / Shop/Office owners. So also it is further made clear that the entire rights of upper terrace shall be of the grantor and the grantor have every right to use the upper terrace for erecting cellular tower, restaurant, hotel or for any other purposes or for own benefit or on basis of outright and no unit holder or person claiming through him shall have right to take objection or otherwise restrain the grantor or his nominee from using the upper terrace.

That the said building consists of Lower Ground floor / Basement, which is kept reserved for parking space and open space, on Upper Ground floor / Ground floor wherein there are 8 (Eight) Shops & 2 (Two) Offices, on First floor wherein there are 10 (Ten) Offices, while on Second, Third & Fourth floor, wherein there are 4 (Four) individual Apartments/Flats on each floor. That upper ground floor and first floor of the building are used for commercial purposes, while remaining floors are to be utilised for residential as well as commercial purposes. The apartment or Shop/Office have to be sold to one or more owners each owner obtaining the particular and exclusive property right thereto and each apartment consists of 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 "Unit or Apartment or Shop/Office") and also the undivided interest in the general and/or restricted common areas and facilities of the building as listed hereinafter in the deed, necessary for their adequate use and enjoyment and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above in accordance with the Maharashtra Apartment Ownership Act, 1970.

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FOURTH : That the building shall be known as "BLUEBELLS ARCADE " and common areas and facilities to the building will be as follows :-

(i) Shop/Office/Family Units : Upper Ground / Ground, First, Second, Third & Fourth Floor :

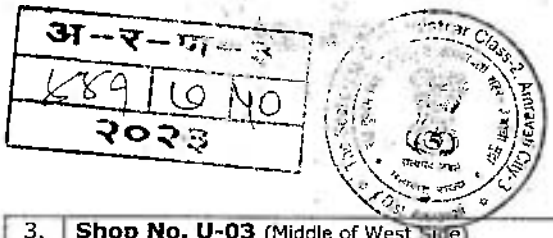
Shop/Office : Shop/Office on Upper Ground floor (as per Sanction Map) / Ground floor (as per Final Occupancy Certificate / Map) and First floor are described hereinbelow. The measures of Shop/Office are including of all the outside walls and one-half of the common walls of the said Shop/Office. Each Shop/Office is of rectangular shape unit having a total built up area as shown below.

Family Units / Apartment : Family units on Second, Third & Fourth floor are described hereinbelow. The measures of family units including all the outside walls and one-half of the common walls of the family units. Each family unit is of rectangular shape apartment having a total built up area as shown below including the Balconies, parking, common passage, stair-case, corridors of the respective apartments.

Lower Ground Floor / Basement : The Lower Ground floor (as per Sanction Map) / Basement Floor (as per Final Occupancy Certificate / Map) is kept reserved for common parking place, open space & special allotted parking (if any).

Upper Ground Floor / Ground Floor : The Upper Ground floor (as per Sanction Map) / Ground Floor (as per Final Occupancy Certificate / Map) consists of Eight Shops & Two Offices. The said Shops are starting from West North Corner, as described hereinbelow :-

Sr. No.	Description of Shops	Carpet Area	Builtup Area	Super Builtup Area
		Sq. Mtrs.		
1.	**Shop No. U-01** (West North Corner) bounded towards East - by Office No. U-09, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Drive way to Basement / Lower Ground Floor & thereafter Plot No. 5, and, towards South - by Shop No. U-02..."	15.25	17.36	22.20
2.	**Shop No. U-02** (Middle of West Side) bounded towards East - by Office No. U-09, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop No. U-01, and, towards South - by Shop No. U-03..."	14.87	16.58	21.43



3.	**Shop No. U-03** (Middle of West Side) bounded towards East - by Common Urinal, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop No. U-02, and, towards South - by Shop No. U-04..."	14.82	16.53	21.43
4.	**Shop No. U-04** (Middle of West Side) bounded towards East - by Common Urinal & Lobby, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop No. U-03, and, towards South - by Shop No. U-05..."	15.03	16.97	22.07
5.	**Shop No. U-05** (Middle of West Side) bounded towards East - by Lobby, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop No. U-04, and, towards South - by Shop No. U-06..."	15.25	17.04	22.07
6.	**Shop No. U-06** (Middle of West Side) bounded towards East - by Lift & Office No. U-10, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop No. U-05, and, towards South - by Shop No. U-07..."	14.90	16.60	21.56
7.	**Shop No. U-07** (Middle of West Side) bounded towards East - by Office No. U-10, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop No. U-06, and, towards South - by Shop No. U-08..."	14.88	16.58	21.43
8.	**Shop No. U-08** (West South Corner) bounded towards East - by Office No. U-10, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop No. U-07, and, towards South - by Drive way to Basement / Lower Ground Floor & thereafter Plot No. 8..."	15.25	17.36	22.20
9.	**Office No. U-09** (East North Corner) {As per Occupation certificate map ***Office No. 1***} bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Shop No. U-01, U-02 & Common Urinal, towards North - by Drive way to Basement / Lower Ground Floor & thereafter Plot No. 5, and, towards South - by Staircase..."	56.90	94.04	97.02
10.	**Office No. U-10** (East South Corner) {As per Occupation certificate map ***Office No. 2***} bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Shop No. U-07, U-08 & Common Lift, towards North - by Staircase, and, towards South - by Drive way to Basement / Lower Ground Floor & thereafter Plot No. 8..."	53.61	88.35	91.35

First Floor : The First floor consists of Ten Offices. The said Shops are starting from West North Corner, as described hereinbelow :-

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Sr. No.	Description of Shops	Carpet Area	Builtup Area	Super Builtup Area
		Sq. Mtrs.		
1.	**Shop/Office No. FU-01** (West North Corner) bounded towards East - by Office No. FU-09, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Shop/Office No. FU-02..."	15.25	22.54	23.74
2.	**Shop/Office No. FU-02** (Middle of West Side) bounded towards East - by Passage & thereafter Office No. FU-09, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop/Office No. FU-01, and, towards South - by Shop/Office No. FU-03..."	11.38	21.75	22.95
3.	**Shop/Office No. FU-03** (Middle of West Side) bounded towards East - by Passage & thereafter Office No. FU-09, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop/Office No. FU-02, and, towards South - by Shop/Office No. FU-04..."	11.34	21.70	22.90
4.	**Shop/Office No. FU-04** (Middle of West Side) bounded towards East - by Passage & thereafter Office No. FU-09, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop/Office No. FU-03, and, towards South - by Shop/Office No. FU-05..."	11.70	22.20	23.40
5.	**Shop/Office No. FU-05** (Middle of West Side) bounded towards East - by Passage & thereafter Lobby, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop/Office No. FU-04, and, towards South - by Shop/Office No. FU-06..."	11.66	22.14	23.34
6.	**Shop/Office No. FU-06** (Middle of West Side) bounded towards East - by Passage & thereafter Lift & Office No. FU-10, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop/Office No. FU-05, and, towards South - by Shop/Office No. FU-07..."	11.40	21.76	22.96
7.	**Shop/Office No. FU-07** (Middle of West Side) bounded towards East - by Passage & thereafter Office No. FU-10, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop/Office No. FU-06, and, towards South - by Shop/Office No. FU-08..."	11.38	21.75	22.95
8.	**Shop/Office No. FU-08** (West South Corner) bounded towards East - by Office No. FU-10, towards West - by Passage, Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Shop/Office No. FU-07, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	15.25	22.54	23.74
9.	**Office No. FU-09** (East North Corner) bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Shop/Office No. FU-01, Passage & Shop/Office No. FU-02, FU-03, FU-04, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Staircase..."	76.92	95.17	96.46



10.	**Office No. FU-10** (East South Corner) bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Shop/Office No. FU-08, Passage & Shop/Office No. FU-06, FU-07, towards North - by Staircase, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	70.50	89.23	93.30

Second Floor : The Second floor consists of Four Flat/Apartments. The said Flat/Apartments are starting from West South Corner, as described hereinbelow :-

Sr. No.	Description of Flat / Apartments	Carpet Area	Builtup Area	Super Builtup Area
		Sq. Mtrs.		
1.	**Flat No. 201** (West South Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Flat No. 204, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Flat No. 202, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	67.45	93.84	94.14
2.	**Flat No. 202** (West North Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Flat No. 203, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Flat No. 201..."	67.41	93.77	93.82
3.	**Flat No. 203** (East North Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Flat No. 202, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Staircase & Flat No. 204..."	56.74	79.62	83.96
4.	**Flat No. 204** (East South Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Flat No. 201, towards North - by Staircase & Flat No. 203, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	56.86	73.84	77.90

Third Floor : The Third floor consists of Four Flat/Apartments. The said Flat/Apartments are starting from West South Corner, as described hereinbelow :-

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Sr. No.	Description of Flat / Apartments	Carpet Area	Builtup Area	Super Builtup Area
		Sq. Mtrs.		
1.	**Flat No. 301** (West South Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Flat No. 304, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Flat No. 302, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	67.45	93.84	94.14
2.	**Flat No. 302** (West North Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Flat No. 303, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Flat No. 301..."	67.41	93.77	93.82
3.	**Flat No. 303** (East North Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Flat No. 302, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Staircase & Flat No. 304..."	56.74	79.62	83.96
4.	**Flat No. 304** (East South Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Flat No. 301, towards North - by Staircase & Flat No. 303, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	56.86	73.84	77.90

Fourth Floor : The Fourth floor consists of Four Flat/Apartments. The said Flat/Apartments are starting from West South Corner, as described hereinbelow :-

Sr. No.	Description of Flat / Apartments	Carpet Area	Builtup Area	Super Builtup Area
		Sq. Mtrs.		
1.	**Flat No. 401** (West South Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Flat No. 404, towards West - by Open Marginal Space & thereafter 30 Mtrs. wide Road, towards North - by Flat No. 402, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	67.45	93.84	94.14
2.	**Flat No. 402** (West North Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Flat No. 403, towards West - by Open Marginal Space & thereafter 30	67.41	93.77	93.82

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	Mtrs. wide Road, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Flat No. 401..."			
3.	**Flat No. 403** (East North Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Flat No. 402, towards North - by Open Marginal Space & thereafter Plot No. 5, and, towards South - by Staircase & Flat No. 404..."	56.74	79.62	83.96
4.	**Flat No. 404** (East South Corner) consisting of living hall, two bed rooms, kitchen, toilet, utility and balcony bounded towards East - by Open Marginal Space & thereafter Plot No. 15-A, 15-B, 16-A & 16-B, towards West - by Flat No. 401, towards North - by Staircase & Flat No. 403, and, towards South - by Open Marginal Space & thereafter Plot No. 8..."	56.86	73.84	77.90

(ii) <u>Common areas and facilities</u> :

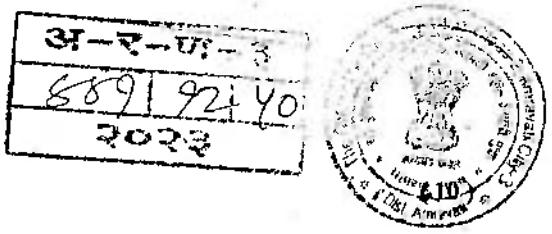
It is compulsory for each and every Shop/Office/flat/unit owner to deposit such amount as decided by the grantor or association, either at the time of purchase deed or thereafter, with the Grantor or association, as one time / temporary maintenance charges, which will be transferred to the Society formed by the Apartment owners and Grantor, or shall keep in the form of fixed deposit, and the interest derived from it shall be spent for concern expenses. Upon deposit of same only, the apartment / unit owners shall have right to use common area and facilities as described hereinafter.

That in case if the abovesaid maintenance charges are more than the interest which will accrue from out of the above said deposit made with the Bank or any Financial institution, then the apartment / unit owner shall be under legal and contractual obligation to pay such increased charges proportionately along with the other owners and till the purchaser not pays such increased charges, they will not be entitled to make use of the passages, staircases, and water facility etc.

OR

In alternative if the shop / apartment owner / occupier do not opt for one time maintenance, then each and every shop / apartment / unit owner / occupier or person claiming through them / occupier shall have to bear, contribute and pay the monthly maintenance charges, as decided by the society or grantor. If the shop / apartment / unit owner / occupier neglects or fails to pay the maintenance charges, they will not be entitled to make use of the passages, staircases, water facility, etc.

OR



It is compulsory for each and every Shop/Office/flat/unit owner to deposit initial two years maintenance charges with the grantor or association, at the time of purchase deed or thereafter, which will be utilise by the grantor / owner for initial two year maintenance charges. Thereafter all the unit holder or association may decide whether to collect the monthly maintenance charges from the unit holder or to collect one time maintenance. It is specifically clear that upon deposit of the respective charges same only, the apartment / unit owners shall have right to use common area and facilities as described hereinafter. Non payment of any amount towards the maintenance charges shall debarred to the unit holder to use any of the facilities.

However, it is specifically hereby clear that the grantor or person claiming through him are not at all liable or responsible to maintain the said building named "BLUEBELLS ARCADE" in any manner whatsoever on any count whatsoever. On the other hand, it is the responsibility of all the apartment/shop holders of the said building to take care and maintain the building, at their own risk, cost and consequences.

a) Piece and parcel of the land described in First Paragraph of this deed.

b) Portion of lower ground floor as shown in the sanctioned map, to be used as common parking place by the flat / apartment owners.

c) Common passage leading to stair-way which leads from the lower ground floor to the upper floors of the BLUEBELLS ARCADE will be used by the flat owner only.

d) Overhead Water Tank of Water Supply and Sewerage Board,

e) The following facilities locate throughout the building :-

   i) Staircase & passages which lead from lower ground floor to respective shop / apartment.

   ii) Plumbing network including drainage and septic tanks on lower ground floor, throughout the building and leading upto the Road.

   iii) Electric wiring network throughout the building located in the common areas and facilities on the lower ground floor with Electric meter.

   iv) Necessary lights in the common areas and facilities;

   v) Foundations, main walls, columns and beams excepting the terrace of the building.

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iii) **Restricted Area and Obligation for Shop/Office / Flat Owners :**

i) That any of the apartment owners or persons claiming through them shall have no right to keep and locate any article on the stair case, parking place, or Top upper terrace etc in any manner on any count.

ii) No parking place is given for any of the Shop/Office owner or their visitors / customers in the common parking place. The Shop/Office owner shall park their vehicle in the front side of their respective Shop/Office only.

iii) No specific or special / allotted parking is provided to any of the apartment / flat owner.

iv) The lift shall be used only by the flat/apartment owners or the person claiming through them, it means the Shop/Office owners or their visitors / customers are not entitled to use the lift.

v) That the Shop/Office / apartment owner shall not be entitled to run or carry the business of liquor, Open Non-Veg in retail, gambling, lottery, pan material, bike repairing / servicing or any business prohibited by the government or any law time being in force, in the said building.

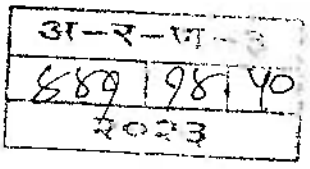
vi) No shop owner shall be entitled or claim any right to use the amenities and facilities of the building.

vii) No apartment owner or Shop/Office owner shall hang the wires, antenna, disk, in the gallery, balcony or outside their respective walls of the Shop/Office/apartment.

viii) No apartment owners have right to cover the balconies or to change the elevation of the building.

FIFTH : The building shall be known and styled as "Bluebells Arcade". The area statement of the plot cum building as per the Existing Plan is specified below :-

Total Plot Area	:	640.00 sq.mtrs.
Permissible F.S.I.	:	1.10
Permissible Builtup area	:	704.00 sq. mtrs.
Premium FSI	:	320.00 sq. mtrs.
Used payment of Premium FSI	:	192.00 sq. mtrs.
Balance payment of Premium FSI	:	128.00 sq. mtrs.
T.D.R. Area permissible	:	736.00 sq. mtrs.
{990.38 sq.mtrs. = 736.00 sq.mtrs.}		
(as per equivalent quantum)		
Used T.D.R. Area	:	472.00 sq. mtrs.
Balance T.D.R. Area	:	264.00 sq. mtrs.
Total Entitlement of FSI	:	392.00 sq. mtrs.





Ancillary FSI	:	235.20 sq. mtrs.
Total Permissible Builtup area	:	1995.20 sq. mtrs.
Proposed Builtup area	:	1701.40 sq. mtrs.

Similarly the percentage of undivided share of the Shop/Office and Flat/apartment owners in the common areas and facilities shall be as under :-

Situation of the Floor	Shop/Office / Flat Nos.	Builtup area in Sq. Mtrs.	Percentage (%) of Undivided share
Upper Ground Floor	**Shop No. U-01** (West North Corner)	17.36	1.02
	Shop No. U-02 (Middle of West Side)	16.58	0.97
	Shop No. U-03 (Middle of West Side)	16.53	0.97
	Shop No. U-04 (Middle of West Side)	16.97	1.00
	Shop No. U-05 (Middle of West Side)	17.04	1.00
	Shop No. U-06 (Middle of West Side)	16.60	0.98
	Shop No. U-07 (Middle of West Side)	16.58	0.97
	Shop No. U-08 (West South Corner)	17.36	1.02
	Office No. U-09 (East North Corner)	94.04	5.53
	Office No. U-10 (East South Corner)	88.35	5.19
First Floor	**Shop/Office No. FU-01** (West North Corner)	22.54	1.32
	Shop/Office No. FU-02 (Middle of West Side)	21.75	1.28
	Shop/Office No. FU-03 (Middle of West Side)	21.70	1.28
	Shop/Office No. FU-04 (Middle of West Side)	22.20	1.30
	Shop/Office No. FU-05 (Middle of West Side)	22.14	1.30
	Shop/Office No. FU-06 (Middle of West Side)	21.76	1.28
	Shop/Office No. FU-07 (Middle of West Side)	21.75	1.28
	Shop/Office No. FU-08 (West South Corner)	22.54	1.32
	Office No. FU-09 (East North Corner)	95.17	5.60
	Office No. FU-10 (East South Corner)	89.23	5.24
Second Floor	**Flat No. 201** (West South Corner)	93.84	5.52
	Flat No. 202 (West North Corner)	93.77	5.51
	Flat No. 203 (East North Corner)	79.62	4.68
	Flat No. 204 (East South Corner)	73.84	4.34
Third Floor	**Flat No. 301** (West South Corner)	93.84	5.52
	Flat No. 302 (West North Corner)	93.77	5.51
	Flat No. 303 (East North Corner)	79.62	4.68
	Flat No. 304 (East South Corner)	73.84	4.34
Fourth Floor	**Flat No. 401** (West South Corner)	93.84	5.52
	Flat No. 402 (West North Corner)	93.77	5.51
	Flat No. 403 (East North Corner)	79.62	4.68
	Flat No. 404 (East South Corner)	73.84	4.34

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That the above undivided share is subject to the present proposed sanctioned map passed by the Municipal Corporation, City Amravati. The undivided share is subject to change in case of any alteration in F.S.I. or any future construction raised by the grantor. The grantor reserves his right to amend the said clause of undivided share, if in future; any additional construction would be made by him or person claiming through him & the same shall be binding to each and every unit holder.

SIXTH : (a) That right, title and interest of each owner of Family Unit in the general common areas and facilities listed in the para Fifth hereinabove and their proportionate share in the profits and common expenses in the said general common areas and facilities, as well as proportionate representation for voting purposes in the meeting of the Association of owner of BLUEBELLS ARCADE Condominium is based on undivided share in aforesaid plot.

(b) That the right, title and interest of each owner of Shop/Office or family unit located on the lower ground to upper floors in the common area and facilities located in the respective floors and their proportionate share in the profits and common expenses in the said common facilities as well as proportionate representation for voting purposes in the meeting of the Association of the Apartment owners of BLUEBELLS ARCADE Condominium is based on undivided share in the aforesaid plot.

(c) Proportionate representation for voting purpose for provided in clause (a) and (b) hereinabove may be limited in accordance with the provisions of By-law attached herewith as Exh. "B".

(d) Apartment/Apartments and the percentage of undivided interest in the common areas and facilities appurtenant to each apartment are not encumbered in any manner whatsoever on the date of this declaration.

(e) That the terrace of the said BLUEBELLS ARCADE shall be exclusively owned and possessed by the grantor alone and no apartment, Shop/Office or unit holder shall claim any right title and interest in the said terrace in any manner whatsoever on any count whatsoever. The grantor or his successor shall have right to make further constructions upto sky over and above the said terrace for which no apartment, Shop/Office or unit holder shall take any objection.

SEVENTH : That the administration of the BLUEBELLS ARCADE Condominium consisting of the aforesaid building and the parcel of the land described in First and Fifth para of this deed, shall be in accordance with the provisions of this Deed and with the provisions of Bye-Laws which are made part of this deed and are attached hereto as Exh. "B".

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EIGHTH : That as appears above, a plan of Apartment ownership is hereby constituted under the subject to the provisions of Maharashtra Apartment Ownership Act, 1970 so that the Shop/Office/family units from lower ground floor to upper floors constructed and to be constructed may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to open areas and facilities of building, each family 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 and/or restricted 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 Deed of Apartment under Sec. 13(5), the Minimum Stamp Duty of Rs. 100/- is affixed to this Declaration.

TENTH : It is specifically declared that in case of increase in the Floor Space Index (FSI) in future, then same shall be hold exclusively by the grantor only and the grantor shall be entitle to retain the same for his own benefit and in that event the percentage in land holding of all the Shop/Office, apartment holder or unit holder shall be proportionally reduced.

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 areas and facilities established herein, shall not be changed except with unanimous consent of all the Apartment owners expressed in amendment to this Deed duly registered. However, in case in future due to any change in the policy of the Municipal Corporation of Amravati, the floor space index in relation to the land gets increased then the grantor or his successor in title shall have a right to make additional construction on the terrace of the building by utilizing such increased floor space index and in that eventuality the undivided interest in the common areas and facilities of the owners of family units shall stand reduced proportionately so as to give proportionate share in such common areas and facilities to the apartment owners to whom the newly built construction or apartment shall be sold by the grantor or his successor in title by exercising his right to make the additional construction consequent to the increase in floor space index, if any.

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THIRTEENTH : 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 apart and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

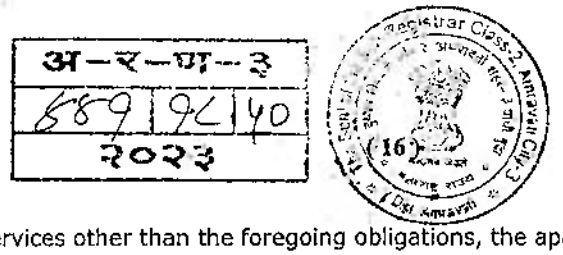
FOURTEENTH : That each apartment owners shall comply with the provisions of this Deed, the Bye-law, decisions and resolutions of the Association of Apartment owners or its representatives, and failure to comply with any such provisions, decisions or resolutions, shall be ground for an action to recover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

FIFTEENTH : That the decision 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 the apartment owners and the mortgages of all the mortgages covering the unit unanimously agree to such revocation of amendment or removal of the property from the plan by duly registered instruments.

SIXTEENTH : That no Apartment owner of the 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 / her family Unit.

SEVENTEENTH : That 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 charges except only (i) Charges if any, on the Family Unit for payment of Government or Municipal Taxes or both and (ii) all sums unpaid on a First Mortgage of the Apartment/unit.

EIGHTEENTH : That all present or future owners tenants, future tenants or any other person that might use the facility of the building in any manners, 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 the occupancy of any of the said units shall signify that the provisions of this Deed are accepted and rectified. The respective family units shall not be rented or given on lease or license or care-taker basis by the Apartment owners, for transient hotel purpose which shall be defined as (a) rental compensation or compensation for any period less than 30 (thirty) days, (b) any rental or if the occupants of the Family Unit 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 care-taker basis provided that the said lease or leave and license 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 repairs, reconstruction's, 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 decree in a suit brought by a mortgagee against the owners of the such family unit, then neither the mortgagee not the Apartment/Shop/Office owner who derived title to the family unit as such sale or his successor or assigns shall be liable for assessment by the association which become due prior to the acquisition of title by such acquirer, it being understood, however that the above shall not be constructed 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 subordinate to such mortgage.

TWENTY FIRST : That in a voluntary convenience 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 grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amount paid by the Grantee thereof. However, any such grantee's shall be entitled to a statement from the Manager of the Board or Manager of the Association as the case may be, setting forth the amount of 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 the charge for any unpaid assessment made by the Association of Apartment Owners against the Grantor in excess of the amount therein setforth.

TWENTY SECOND : That the Manager of Board or Manager of Association shall obtain and continue in effect blanket property insurance in form and amount satisfactory to mortgages holding first mortgages covering Family Units but without prejudice to the right of the owner of Family Unit to obtain individual unit insurance.

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TWENTY THIRD : That insurance premium for any blanket insurance coverage shall be a common expense to be paid by monthly assessment levied by the Association of Apartment owners, and that such payment shall be held in a separate account of the Blanket Property Insurance premium as such premiums become due.

TWENTY FOURTH : That the grantor has previously executed Deed of Declaration in respect of said Building, however due to changes in sanction map, it has become necessary to execute this Deed of Declaration, hence this deed of declaration shall supersede to the previous Deed of Declaration.

Drafted by :- ***V. G. Lakhotia****, Advocate* V.G.Lak
Typed By :- Pankaj T. Agrawal

IN WITNESSETH WHEREOF THE GRANTOR ABOVE NAMED HAVE HERETO SET HIS HANDS AND SIGNED THIS DEED OF DECLARATION AT AMRAVATI ON THE DATE, MONTH & YEAR MENTIONED FIRST.

WITNESSES

1. R.N. Dundale

2. Thakare

SIGNATURE OF DECLARANT

Mayank Ramesh Dundale, Prop.
M/s. Mayank Builders & Developers
(GRANTOR)

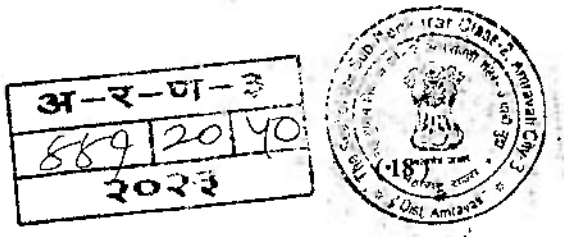


EXHIBIT - 'B"

BYE-LAWS OF THE BLUEBELLS ARCADE CONDOMINIUM.

CHAPTER-I

1. **Short Title and Application :-**

i) Bye-laws may be called the Bye-Laws of the **BLUEBELLS ARCADE** (hereinafter referred to as the **"BLUEBELLS ARCADE CONDOMINIUM.")**

ii) The provision of these bye-laws applies to BLUEBELLS ARCADE CONDOMINIUM.

All the present or future owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the Building in any manner, are subject to the regulations set-fourth in these bye-laws. All mere acquisition or rental or taking or license or any of the family units (hereinafter referred to as "units") or the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, rectified, and will be complied with.

2) **Definition :**

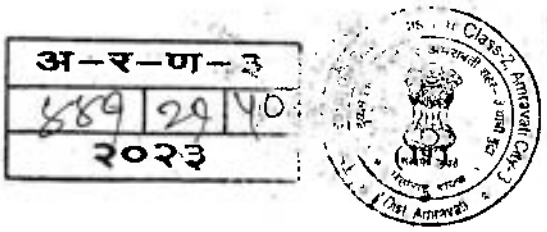
i) In these bye-laws context requires otherwise -

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 BLUEBELLS ARCADE CONDOMINIUM.

c) "BOARD" means a Board of Managers of five persons all of whom shall be owners of Apartment in the BLUEBELLS ARCADE CONDOMINIUM.

d) "BUILDING" means the building located at Mouje - Shegaon, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati - from out of Field Survey No. 6/1-C, a Layout Plot No. 6 & 7, total admeasuring 6886.96 sq.ft. (640 sq.mtrs.), situated at Shivshakti Nagar, Shegaon Rahatgaon Road, Amravati - 444604, known & Styled as "BLUEBELLS ARCADE CONDOMINIUM" and includes the land forming part thereof.



e) "DECLARATION" means the Declaration which the sole owner of the Building has executed and registered as provided in section 2.

f) "MAJORITY OF OWNERS" mean those owners holding 51 percent of the votes in accordance with the percentage assigned in the declaration.

g) "OWNERS" or "APARTMENT OWNERS" means the person owing an Apartment, Shop/Office or unit in the BLUEBELLS ARCADE CONDOMINIUM.

h) "REGISTRAR" means the registrar of Co-operative Societies.

i) "SECTION" means a Section of the Act.

j) "T.D.R" means rights defined in Bye laws of Amravati Municipal Corporation, Amravati.

k) "UNIT" means a Family unit in the BLUEBELLS ARCADE CONDOMINIUM.

ii) Words and expressions used in these bye-laws but not defined therein shall have the meaning respectively assigned to then in the Act.

3. **Apartment Ownership** : The building located at Survey No. 6/1/C, Plot No. 6/7, Shivshakti Nagar, Shegaon Rahatgaon Road, Amravati - 444604, within the limits of the Amravati Municipal Corporation Tq. and Dist. Amravati known as "BLUEBELLS ARCADE CONDOMINIUM.", is submitted to the provisions of the Act.

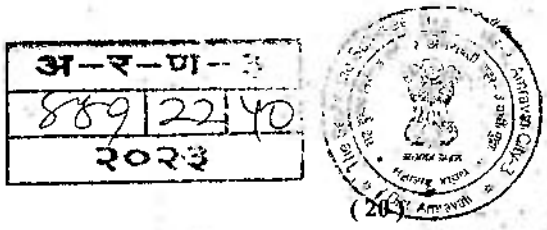
4. **Object of Association :**

i) The object of the Association shall be -

a) To be and to act as the Association of Apartment owners of the building called "BLUEBELLS ARCADE, AMRAVATI" (hereinafter called "the said building") who have filed their respective Declarations submitting their Apartment to the provision of Act.

b) To invest or deposit money.

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



d) To provide for and do all and may of the matter provided in sub-section (2) of section 16.

e) To advance, with the consent of the Apartment owners, any short-terms loans to any Apartment owners in case of any emergent necessity, and to provide for the repayment thereof in lump-sum or installments.

f) To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and re-creative activities for the benefits, of the Apartment owners.

g) To frame rules, with the approval of the general meeting of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary, for the benefits of the employees of the Association.

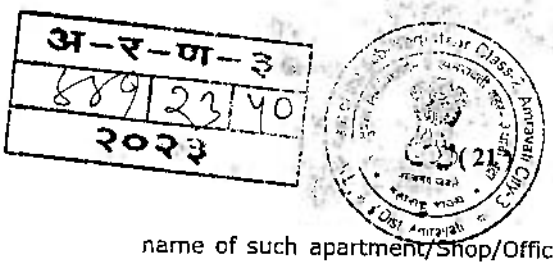
h) To do all things necessary or/and otherwise provide for their welfare expedient for the attainment of the objects specified in these bye-laws.

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

5. <u>Members of Association</u> :

i) All persons who have purchased Apartment in the BLUEBELLS ARCADE CONDOMINIUM and executed respective declarations under section 5, submitting their Apartment to the provisions of act shall automatically be the member of Association, and shall pay the sum of Rs. 5,000/- (Rs. Five thousand only) as entrance fee and shall purchase at least one share of the face value of the face value of Rs. 1,000/- each. Each Apartment owner shall receive a copy of bye-laws on payment of Rs. 500/- (Rs. Five hundred only) fluctuating.

ii) Upon any Apartment owner selling his Apartment or absolutely conveying the same by way of gift, under his Will or otherwise the Apartment/Shop/Office owner or donee shall automatically become a member of Association and shall be admitted as member on payment of the entrance fee of Rs. 5,000/- (Rs. Five thousand only). The share by an Apartment owner shall be transferred to the



name of such apartment/Shop/Office owner or donee on payment of Rs. 5,000/- (Rs. Five thousand only) to the Association.

iii) On the death of an Apartment owner, his/her Apartment shall be transferred to the person or persons to whom he/she bequeathed the same by his/her will, or to the legal representatives of his/her estate, in case he/she has not made any specific bequeath of the Apartment, the name of the legatee or the name of the legal representative/s jointly shall be entered in the register of Apartment owners maintained by the Secretary for the purpose of administration of the BLUEBELLS ARCADE CONDOMINIUM as Apartment owner or joint Apartment owners. Where any legatee is minor, the Apartment owner shall be entitled to appoint as guardian of such minor.

6. **Joint Apartment Owners** : Where an Apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the Apartment and the shares of the Association shall be issued in their joint names, but the person whose names stands first in the share 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. **Disqualification :** No Apartment owner shall be entitled to vote on the questions of the election of the member 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 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 proceeding the year in which the election 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 the family unit or units in the Declaration.

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

11. **Votes to be cast in persons** : Votes shall be cast in person.

CHAPTER - III

ADMINISTRATION

12. **Power and duties of Association** : The Association will have the responsibility of administering the BLUEBELLS ARCADE CONDOMINIUM, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium is an efficient manner except as otherwise provided, resolutions of the Associations shall require approval by a majority of owners, casting votes in person.

13. **Place of meeting :** Meeting of the Association shall be held at suitable place convenient to the owners as any from time to time be designated by the Association.

14. **Annual Meeting :** The first annual meeting of the Association shall be held on 31.12.2024, thereafter the meeting of the Association shall be held on 31st March of each succeeding years. At such meeting there shall be elected by ballot of the Apartment owners, a Board in accordance with the requirement of bye-law No.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 owner as directed by a resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any officer duly authorised 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 fourth-fifth of the owners present in person.

16. **Notice of Meetings :** It shall be the duty of the Secretary to mail or send a notice of each annual or special meetings, stating the purpose thereof as well as the time and place where it is to be held, to each

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Apartment owners, at least 2 but not more than 7 days prior to such meetings. The mailing or sending of a notice in the manner provided in the bye-law shall be considered notice served. Notice of all meeting shall be mailed or sent to the housing commissioner, or as the case may be, the Registrar.

17. **Adjourned Meetings** : If any meeting of owners cannot be organized because of quorum has not attended, the owner who are presented, may adjourn the meeting to a time not less than fourty-eight hours from the time the original meeting was called. If at such adjourned meeting also, no quorum is present the owners present in person being not less than two shall form a quorum.

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

a) Roll Call.

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

c) Reading of minutes of proceeding meeting.

d) Reports of officers.

e) Report of the housing commissioner, or the Registrar or of the officer duly authorized by them, if present.

f) Report of committees.

g) Election of Board.

h) Unfinished business, if any.

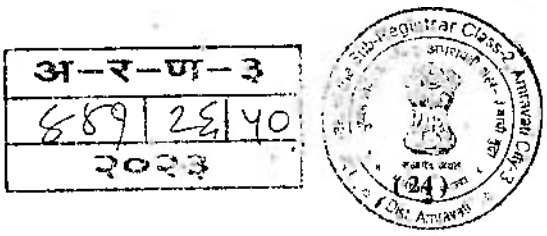
i) New Businessman.

CHAPTER - IV

BOARD OF MANAGERS

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

20. **Powers and duties of Board** : the Board shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts, and things as are not bye-law or by these bye-laws directed to the exercised and done by the owners.



21. **Other duties** : In addition to the 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 BLUEBELLS ARCADE CONDOMINIUM and the common areas and facilities.

b) Collection of monthly assessment from the owners.

c) Designation, employment remuneration and dismissal of personnel necessary of BLUEBELLS ARCADE CONDOMINIUM and the common areas and facilities.

d) To provide for the manner in which the audit and the account of the Association shall be carried out.

e) To inspect the account kept by the secretary and/or the Treasurer, and examine the registers and account book and to take steps for the recovery of all sums due to the Association.

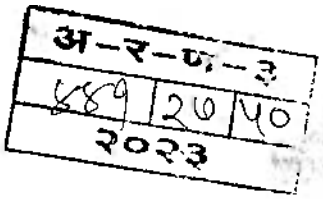
f) To sanction working expenses, count cash balance and deal with other miscellaneous business.

g) To see that the cash book is written up promptly and is signed daily by one of the members of the Board authorized in this behalf.

h) To hear and dealt with complaints.

22. **Manager** : The Board may employ for the Association a manager at the compensation determined by the Board to perform such duties and services as the Board shall authorize including, but not limited to the duties listed in bye-laws 21.

23. **Election and terms of office** : At the first annual meeting of the Association, the term of office of two Managers shall be fixed for three years. The terms of office of two managers shall be fixed for two years and the term of office of the Managers shall be fixed for one years. 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 successor have been elected and hold their first meeting.



24. **Vacancies** : Vacancies in the Board caused by any reason other than removal of a Manager by the vote of the Association shall be filled up by a 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 general meeting of the Association.

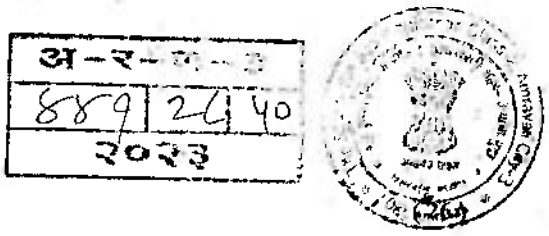
25. **Removal of Manager** : In any regular or special meeting duly called, any one or more of the Manager may be remove with or without caused by a majority of the Apartment owners and the successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

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

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

28. **Special Meetings** : Special meeting of the Board may be called by the President on three days notice to the each Manager, give personally or by mail, or telegraph which notice shall state time, place (as hereinabove provided) and propose of the meeting. Special meeting of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Managers.

29. **Waiver of Notice** : Before or at any meeting of the Board any manager, may in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting



of the Board, no notice shall be required and any business may be transacted at such meeting.

30. **Quorum :** At all meeting of the Board one third of the total strength of the Managers shall constitute a quorum for the transaction of a business, and the sets of the Manager present at a meeting at which a quorum is present shall be acts of the Board. If at any meeting of the Board, there be less then a quorum present, the majority of those present may adjourned the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.

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

CHAPTER - V

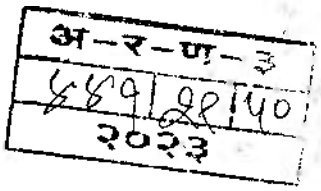
OFFICERS

32. **Designation :** The principle officers of the Association shall be President, a Vice-President, a secretary and Treasurer, all of whom shall be elected by and from the Board. The Board may appoint as Assistance Treasurer and the Assistance Secretary, and such other officers as in their judgment may be necessary (In the case of an Association of one hundred owners or less, the officers of treasurer and 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 the organization meeting of each new Board and shall hold office at the pleasure of the Board.

34. **Removal of Officers :** Upon an affirmative vote of a majority of the members of the Board any officers may be removed, either with or without cause, and his successors elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

34. **President :** The President shall be the Chief Executive officer of the Association. He shall preside at all meeting of the Association and of



the Board. He shall have all of the general powers and duties which are usually vested in the officer of the PRESIDENT of an Association, including but not limited to, the power to appoint committees from among the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

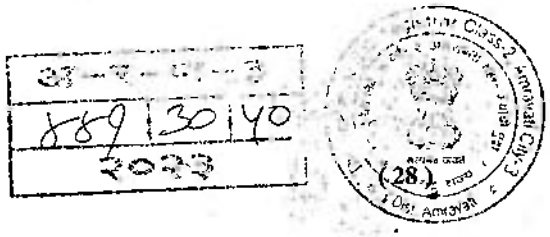
36. **Vice-President** : The Vice-President shall take the place of President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board shall appoint some other member of the Board so to act on an interim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

37. **Secretary** : The secretary shall keep the minutes of all the meetings of the Board and the minutes of all the meetings of the Association, he shall have charge of such books and paper of as the Board may direct, as 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 book belonging to Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association in such depositaries as may from time to time be designated by the Board.

CHAPTER VI
OBLIGATIONS OF THE APARTMENT OWNERS

39. **Assessments** : All owners are obliged to pay monthly assessment imposed by the Association to meet all expenses relating to the BLUEBELLS ARCADE CONDOMINIUM which may includes an insurance premium for a policy, to cover repairs and reconstruction works in case of hurricane, fire, earthquake or other hazard or calamity. The assessment shall be prorate according to the proportionate share in land held, as stipulated in the Declaration. Such assessment shall include monthly payments to a General operating Reserve and Reserve Fund for Replacement.



40. **Maintenance and Repairs :**

i) Every owner must perform promptly, all maintenance and repair works within his own unit, which if omitted would affect the BLUEBELLS ARCADE CONDOMINIUM in entirety or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

ii) All the repairs of internal installations of the units such as water, light, power, sewerage, sanitary installation, doors, windows, all others accessories belonging to the unit area shall be at the expenses of the Apartment owner concerned.

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

41. **Use of Family Units / Shop/Office - Internal Changes :**

i) All Shop/Office on the upper ground floor & first floor shall be utilized for commercial purpose, while the units / apartments on second, third & fourth floor shall be utilized for residential purpose only.

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

42. **Use of common areas and facilities :** An owner shall not place or cause to be placed in the lobbies, stairways and other areas of BLUEBELLS ARCADE CONDOMINIUM and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind, such areas shall be used for no other purpose than for normal transit through them.

43. **Right and Liabilities of Entry :**

i) An owner shall grant the right of entry to the manager or to any other person authorized by the Board of the Association in case of

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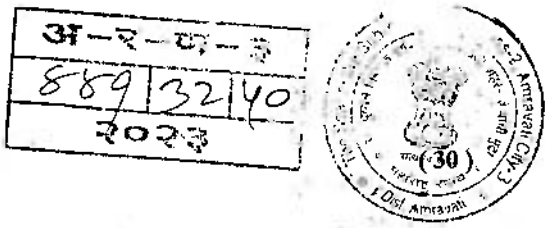
any emergency threatening his unit, whether the owner is present at the time or not.

ii) An owner shall permit other owners, or their representatives when so required to enter his unit for the purpose of performing installations, alternations 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 owners. In case of an emergency, such right of entry shall be immediate.

iii) The apartment or Shop/Office owner shall not have any right over the slab and the upper terrace of the said BLUEBELLS ARCADE. The grantor shall have right to raise the construction up to the sky on the upper terrace of said building, for which the any owner or association shall not take any objection of any nature whatsoever in any manner whatsoever on any ground whatsoever.

iv) The ownership in lower ground floor below and above the upper terrace of the building and the subsequent floors which has been constructed and may be constructed by the grantor upto sky, over the said building, shall be exclusively owned by the grantor and the apartment/Shop/Office owner shall have no right or any interest in any manner whatsoever, on any construction made over the building. The apartment/Shop/Office owner shall not be entitled to make any changes in respective unit and will not be entitled to construct any basement or make any other construction below or above the building. Similarly the apartment/Shop/Office owner shall not be entitled to open any window, ventilator or any opening on any side in any wall of their units or any part of the building.

v) The apartment/Shop/Office owner shall not store any inflammables or combustibles or such articles and sale or store any type of Alcohol, Beer, Intoxicated Drinks, Combustible goods or such other objectionable articles nor run any business of open Non-Veg in retail, Transport Garage, Pan center, Lottery Center, business of Motor Mechanic, nor show any Video Cassettes nor run any Club and gambling of any type in any form or any other business creating pollution, nuisance or obnoxiousness in Shop/Office or any part of the BLUEBELLS ARCADE.



vi) That in case the any floor or the Building BLUEBELLS ARCADE collapses by any act of god or any reason whatsoever, then the grantor only shall have a right to reconstruct the building at the cost of the apartment/Shop/Office owner, to be calculated at prevailing market rate, and make other construction in the existing place upto sky.

vii) The Shop/Office owner shall not be entitled to hang and display Board of his business at the space provided for display of Board in front of the Shop/Office exceeding the size of 2'-6" in width and having length of not more than the size of the shutter of the said Shop/Office. The apartment/Shop/Office owner shall not be entitled to affix and display any other Board, Advertisement, or Painting of any nature whatsoever in any manner whatsoever in and over any portion of the said BLUEBELLS ARCADE.

44. **Rules of Conduct :**

i) No resident of the BLUEBELLS ARCADE CONDOMINIUM shall post any advertisements, or poster of any kind in or on the building except as authorized by the Association.

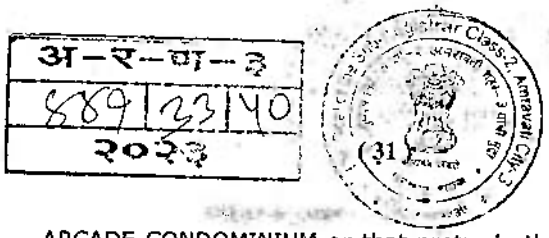
ii) Residents shall exercise extreme Care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal Sanitary bye-laws or regulations.

iii) It is prohibited to hang garments, rugs, etc. from windows, balconies or from any of the facades of the BLUEBELLS ARCADE CONDOMINIUM.

iv) It is prohibited to dust etc. from the windows or to clean rugs etc. by bearing on the exterior part of the said condominium.

v) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the services areas. If such installation is not provided, all garbage or trash shall be collected in the vessel and throw in the Municipal Dust bin.

vi) No owners, resident or lessee shall install wiring for electrical or telephone installation, television antennas, machine or air conditioning units etc. on the exterior of the BLUEBELLS



ARCADE CONDOMINIUM or that protrude through the walls or the proof of that condominium except as authorized by the Association.

vii) Only the grantor have right to use the upper terrace of the said building for any purposes.

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 domination's from the Apartment owners.

c) From common profits which shall from the nucleus of the reserve funds.

d) By raising loans, necessary subject to such terms and conditions as the Association with the approval of the Competent Authority may determine in this behalf.

46. **Investments :** The Association may invest or deposit funds in one or more of the following;

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

b) In any of the securities specified section 20 of the Indian Trust, 1882 or

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

47. **Affiliation :** Should there be any federation of Apartment owners in the locality in which the BLUEBELLS ARCADE CONDOMINIUM is situate 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 :**

i) A banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid,



provided that the Secretary may retain Rs. 5,000/- (Rs. Five thousand only) for petty expenses. All Payment above Rs. 5,000/- (Rs. Five thousand only) shall be made by Cheque signed by the secretary, and one member of the Board.

ii) Each Apartment owner shall have a pass book in which the secretary shall enter amount paid to receive from his share in receipt of profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any in respect of his Apartment.

iii) The Association shall on or before 31st March in each commercial year (commencing from 2025) if possible publish an audited annual financial statement in respect of the common area and facility containing:-

a) The profit and loss account.

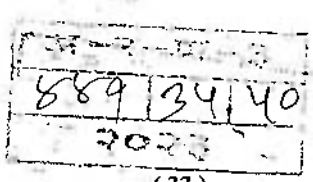
b) The receipts and expenditure of the previous financial year; and

c) A summary of the property and assets and liabilities of the common areas and facilities of the Association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.

iv) The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof shall be submitted to the competent authority not later than 31st March every year.

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

49. **Publication of Accounts and Reports** : A copy of the last financial statement and of the report of the auditor if any, shall be kept in a conspicuous place in the office of the Associations.





50. **Appointment of Auditors** : 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 hereinabove provided and shall examine the annual return, and verify the same, with the account, relating thereto and shall either sign the same as found by him to be corrected, duly vouched and in accordance with law, or specially report to the Association in what respect he finds it incorrect, unvouched or not in accordance with law.

51. **Power of Auditor** : The Auditor shall be entitled to call for and examine any paper or documents belonging to the Association relating to the common expenses and shall make special reports to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VIII

52. **Notice to Association** : An owner who mortgages his unit, shall notify the Association through the Manager if any, or the President of the Board in the event there is no manager, the name and address of his mortgages and the Association shall maintain such information in a book entitled "Mortgages of Units"

53. **Notice of Unpaid Assessments** : The Association shall at the request of the mortgages of a Unit report may unpaid assessment due from the owner of such unit.

CHAPTER-IX

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 the provisions of the Act will apply.

55. **Seal of the Association** : The Association shall have a common seal which shall be in the custody of 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 member of the Board and the Secretary or any other person authorised by the Association in that behalf.

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CHAPTER-X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. **Amendments of Bye-laws :** These bye-laws may be amended by the Association in duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the BLUEBELLS ARCADE CONDOMINIUM as shown in the Declaration.

CHAPTER-XI

TRANSFER / SALE OF UNIT/SHOP/OFFICE BY THE RESPECTIVE OWNERS

57. The Apartment/Shop/Office owner may transfer or sell his respective Apartment / Shop/Office from out of BLUEBELLS ARCADE to any person, only subject to prior written permission of the grantor and upon establishment of association from association. Such permission shall be granted only upon fulfillment of following conditions:

i) The respective Apartment / Shop/Office owner has paid all the dues of the Association.

ii) The respective Apartment / Shop/Office owner has obtain No Objection Certificate of the Mortgagee, if any Mortgage / Lien is noted in the books of the Association against the Apartment.

iii) The respective Apartment / Shop/Office owner or the intending purchaser has paid a Transfer Fee to the Association at the rate as may be decided by the Association.

iv) The proposed Sale / Transfer is approved by any 2 Members, or by the President and Secretary.

IN WITNESSETH WHEREOF THE GRANTOR ABOVE NAMED HAVE HERETO SET HIS HANDS AND SIGNED THIS DEED OF DECLARATION AT AMRAVATI ON THE DATE, MONTH & YEAR MENTIONED FIRST.

Drafted by :- ***V. G. Lakhotia,*** *Advocate*

Typed By :- Pankaj T. Agrawal

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Name of **Grantor** :- **Mayank Ramesh Dundale, Prop. M/s. Mayank Builders & Developers**

ID Proof/Number :- Adhar : 8537 6617 0835

Passport Photo	Thumb	Signature
		

Witness No. 1

ID Proof/No. 7824 8614 1136

Signature R N. Dundale

Witness No. 2

ID Proof/No. 3484 9845 4070

Signature

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- शेगांव (९४३७२१) तालुका :- अमरावती जिल्हा :- अमरावती

ULPIN : 32045382836 भूमापन क्रमांक व उपविभाग ६/५/क/६/७

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भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

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अकृषिक क्षेत्र	२११०३०	[~~रमेश लक्ष्मणजी दुंडाले~~	~~३.२०.००~~	~~४८३.०२~~	]	(२६४२३)	[illegible] अधिकार
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जुने फेरफार क्र : (२००२६) (२३१६७) (२५४२२) (२६१३८) (२६४२१) (२६४२३) (२६९११) (२६९२५)

सीमा आणि भूमापन चिन्हे

हा गाव नमुना क्रमांक ७ दिनांक ०५/०१/२०२३ ०१:२३:५० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर यर औणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि : १८/०१/२०२३ १०:३५:११ AM. पैयता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 0709100001152860 हा क्रमांक कायम.

पृष्ठ क्र. १/२



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50300025507**

Project: ***Bluebells Arcade****, Plot Bearing / CTS / Survey / Final Plot No.:* ***6 and 7*** *at* ***Amravati (M Corp.), Amravati, Amravati, 444603****;*

1. Mr./Ms. **Mayank Ramesh Dundale** son/daughter of Mr./Ms. **Ramesh Nathmal Dundale** *Tehsil:* ***Amravati****, District:* ***Amravati****, Pin:* ***444601****,* situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **08/06/2020** and ending with **30/06/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-06-2020 08:18:42

Dated: **08/06/2020**
Place: **Mumbai**

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

अमरावती महानगरपालिका

परवानगी आदेश क्रमांक : 0076

प्रति,

दिनांक : 12/10/2020

श्री / श्रीमती Shri. Mayank Ramesh Dundale

c/o: Rohit O. Punshi

संदर्भ : इमारत परवाण्यास मंजुरी व आरंभ प्रमाणपत्र .

प्रकार : आपला अर्ज क्रमांक : ०४६१ दिनांक : १९/२/२०२०

अ-र-पा-३
४४१ | ४०/४०
२०२३

Assistant Director Class-2 Amravati C.M.C. Dist. Amravati

महोदय,

उपरोक्त पत्राप्रमाणे आपला अर्ज

भूखंड क्रमांक : 687 सर्वे क्रमांक : 6/1-K

मौजा : Shegaon प्रभाग :

रस्ता : Shegaon झोन : Head Office

येथे इमारत बांधण्याकरीता मंजूरी मिळण्याचे संदर्भात खालील अटींवर मंजुरी व आरंभ प्रमाणपत्र देण्यात येत आहे.

१. समोरील, मागील व दोन्ही बाजूंनी प्रत्येकी अंमलबजावणी करीता सोडावयास लागणाऱ्या नियमाचे अंमलबजावणीकरीता म्हणून रिकामी झालेली जागा ही सार्वजनिक रस्त्याचा भाग असेल.

२. कोणत्याही इसमास राहण्याचे प्रमाणपत्र प्राप्त होईपर्यंत नविन इमारत अथवा तिचा भाग राहण्याकरीता / उपयोग अथवा राहण्याकरीता परवानगी घेतलेली / उपयोगी होण्याकरीता नसेल.

३. आरंभ प्रमाणपत्र /इमारत परवाना हे परवाना पत्र मिळालेल्या दिनांकापासून एक वर्षाकरीता वैध राहील.

४. जी जमिन अर्जदाराच्या मालकीची नसेल ती विकसित करण्यासाठी परवानगी अधिकार देणार नाही.

५. नकाशा मंजूर केल्याप्रमाणे / लाल रंगाने त्यात दुरुस्त्या सुचविल्याप्रमाणे आपल्या घरास / भूखंडास लागून असणाऱ्या विद्यमान इमारत उपविधी व विकास नियंत्रण नियमावलीतील तरतुदीस अनुसरुन प्रस्तावित घराचे /-इमारतीचे बांधकाम असावयास पाहिजे.

६. न्हाणी व संडास, स्वयंपाकगृह इत्यादीचे सांडपाणी, घाणपाणी व कचरा यांची तांत्रिकदृष्ट्या योग्य रितीने विल्हेवाट लावावी.

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

८. मंजूरी करण्यात आलेल्या विकास कामाची / बांधकामाची सोबत पत्रकावरील माहिती सदर्हू भूखंडावर योग्य जागी सूचना फलक लावून त्यात लिहीण्यात यावी. त्याचप्रमाणे जाहिरातीच्या स्वरुपातही माहिती दोन वर्तमानपत्रात (एक मराठी) प्रसिध्द करण्यात यावी.

९. भूखंडात कमीत कमी दोन झाडे लावावीत.

१०. सेप्टीक संडास व्हेंटीलेशन पाईपची उंची स्वतःच्या व शेजारी घराच्या उंचीपेक्षा १० फुट उंच ठेवावी. व्हेंटीलेशन पाईपच्या तोंडावर डास प्रतिबंधक जाळी लावावी. सेप्टीक टँकद्वारे मैला, इतर सांडपणी स्वतःच्या खर्चाने पक्की नाली बांधून महानगरपालिकेच्या पक्कया नालीत मिळवावी.

११. बांधकाम परवानगी प्रमाणे प्लींथ / जी त्यांचे काम महानगरपालिका कडून तपासणी झाल्याशिवाय पुढील बांधकाम करु नये.

१२. विना परवानगी बांधकाम साहित्य, मलमा सार्वजनिक जागेवर किंवा रस्त्यावर टाकू नये. तसे आढळल्यास आपणावर दंडात्मक जप्तीची कार्यवाही करण्यात येईल.

१३. सदर्हू परवानगी ही तूर्त जोत्यापर्यंत धरण्यात यावी.

१४. ले-आऊट टाकल्यानंतर खोदकामापूर्वी महानगरपालिकेचे सक्षम अधिकाऱ्याकडून तपासणी झाल्याशिवाय व तसे प्रमाणपत्र दिल्याशिवाय खोदकाम सुरु करु नये. वरील पैकी कोणत्याही अटीचे उल्लंघन केल्यास होणाऱ्या परिणामाची सर्वस्वी जबाबदारी मिळकत धारकाची राहील.

१५. भविष्यात म.न.पा. ला नाली करता जागा लागल्यास ती सपास अंतरातून विनामूल्य द्यावी लागेल.

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

१७. कंपाउंड वॉलचे बांधकाम करताना दिलेल्या नकाशावर दाखविलेल्या [illegible] बांधकाम करणे बंधनकारक राहील.

१८. ना अनुज्ञेय बांधकाम अर्जदाराने स्वतः दोन महिण्याचे आत पाडुन टाकावे अन्यथा म.न.पा. कोणतीही नोटिस न देता पाडून टाकेलच. होणाऱ्या नुकासानीस अर्जदार स्वतः जबाबदार राहील व पाडण्याचा खर्च म.न.पा. वसूल करेल.

१९. पिण्याचे पाण्याची उपलब्धता वाढवीणेबाबतचे स्त्रोत बळकटी करण्याकरीता दिलेल्या योजनेप्रमाणे व्यवस्था करावी आपणास इमारत वापर परवाना मिळणार नाही.

२०. विद्यमान रस्त्याची रुंदी ४.५ मी. पेक्षा कमी असल्यास रस्त्याचे मध्यापासून दोन्ही बाजुला २.२५ मी. अंतरापर्यंतची जागा ही रस्ता म्हणुन्च सोडावी लागेल. याबाबत कोणत्याही प्रकारचा मोबदला मिळणार नाही.

२१. सौर उर्जेवर पाणी तापविण्याचा पद्धतीचा वापर करावा.

२२: घनकचरा व्यवस्थापना अंतर्गत ओल्या कचऱ्यापासुन खतनिर्मितीचे व सुक्या कचऱ्याचे पुर्नचर्गीकरण (3R) करणे बंधनकारक राहील.

सूचना ८९/८९/१०
२०२३

१. संदर्भाधिन इमारत परवाना व आरंभ प्रमाणपत्राची मुदत आपणास प्रमाणपत्र प्राप्त झालेल्या दिनांकापासून एक वर्ष पर्यंतो वैध असतानाही मुदत दोन महिने अगोदर अर्जदारास पुढील एक वर्षाचे नूतनीकरण करण्याकरीता विहीत नमुन्यात महानगरपालिकेत अर्ज करुन आवश्यक आहे.

२. आपण महानगरपालिकेत जमा केलेली अमानत रक्कम मंजूर नकाशात प्रारंभ प्रमाणपत्रातील अटीप्रमाणे बांधकाम करणार असल्याची पावती देणे अन्यथा, महानगरपालिकेचे पूर्व परवानगीशिवाय आपण बांधकामात केलेले फेरबदल इत्यादी आपली अमानत रक्कम महानगरपालिकेचे खाती वळती / जमा होईल.

३. महानगरपालिकेने मंजूर केलेल्या बांधकामातील पूर्व परवानगी न घेता केलेले फेरबदल हे अवैध व अनधिकृत असतील त्यामुळे .....

अ) आपणावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ आणि मुबंई प्रांतिक महानगरपालिका अधिनियम, १९४९ चे अंतर्गत कायदेशीर कार्यवाही करण्यात येईल.

ब) आपणास महानगरपालिकातर्फे इमारत वापरण्याकरीता ॲक्युपेशन सर्टिफिकेट आवश्यक असलेल प्रमाणपत्र मिळणार नाही. त्यामुळे महाराष्ट्र राज्य वीज मंडळाकडून विजपुरवठा आणि महानगरपालिका किंवा महाराष्ट्र पाणी पुरवठा व जलनिस्सारण मंडळाकडून पाणी पुरवठा यापासून वंचित राहील.

तरी कृपया मंजूर इमारत नकाशाप्रमाणे आपण बांधकाम करुन महानगरपालिकेला सहकार्य करावे.

२३ फायनली आदेश क्रमांक ८२५२ दिनांक २१/१२/२०१९ रद्द करण्यात आलेला आहे.

कार्यालयाचा शिक्का :

आदेश क्रमांक :

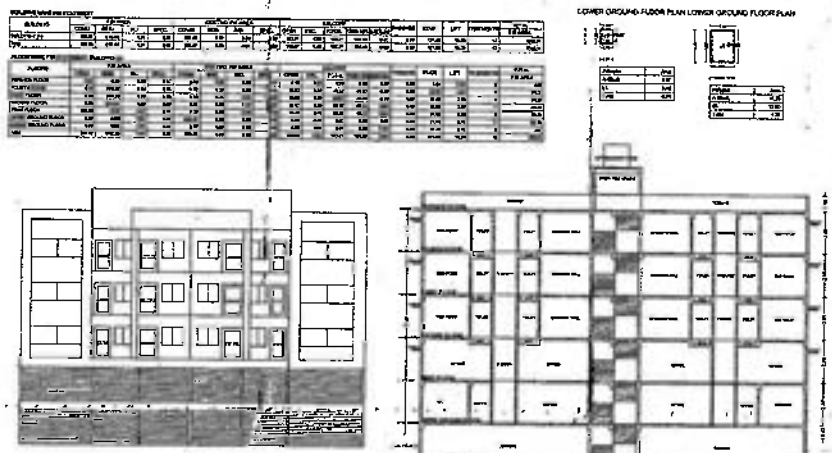
दिनांक :

इमारत व बांधकाम व्यवसायातील कामगार याच्या संदर्भात कामगार विभागाने निर्गमीत केलेले नियम/परिपत्रक/ प्रचलीत आदेश यांची जमीन मालक/विकासक यांनी पुर्तता करणे बंधनकारक राहील,असे न झाल्यास संबंधीत जमीन मालक/विकासक यांचे विरुद्ध योग्य ती कार्यवाही नियोजन प्राधिकरणाकडुन करण्यात येईल.

सहपत्र: १) मंजूर योजनेच्या प्रति
२) सूचना फलकावर नमूद करावयाच्या माहितीचे पत्रक

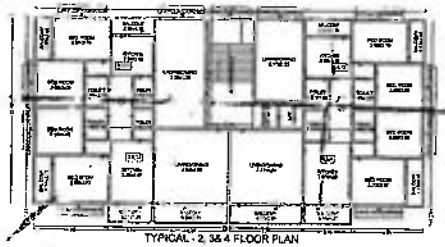
सहाय्यक संचालक नगर रचना
महानगरपालिका, अमरावती

Disclaimer: AutoDCR is an input based software tool used by Municipal Corporations but the final approval lies with concerned Officer / Authority.

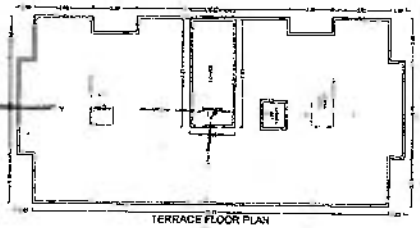


FRONT ELEVAION

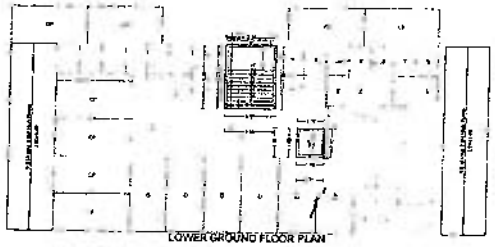
SECTION



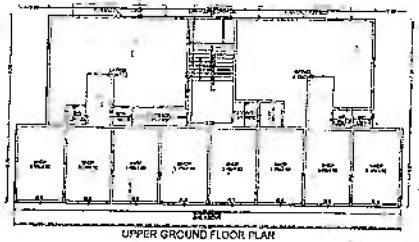
TYPICAL - 2, 3& 4 FLOOR PLAN



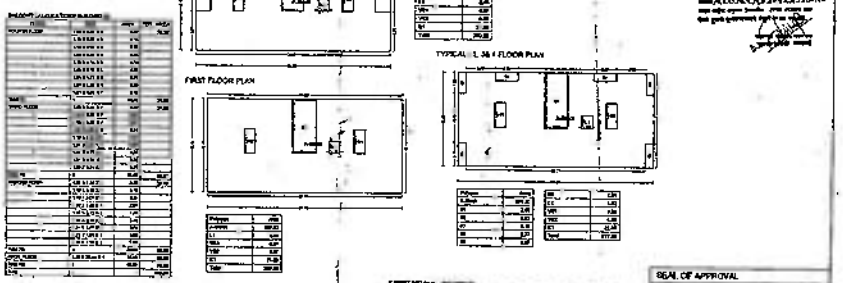
TERRACE FLOOR PLAN

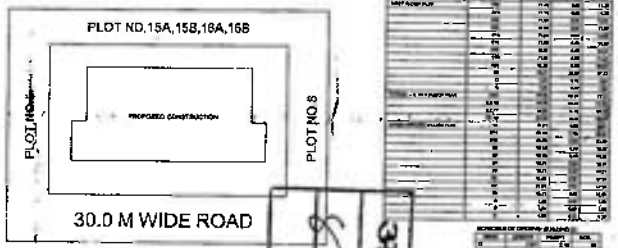


LOWER GROUND FLOOR PLAN

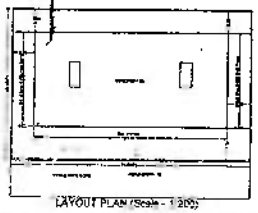


UPPER GROUND FLOOR PLAN

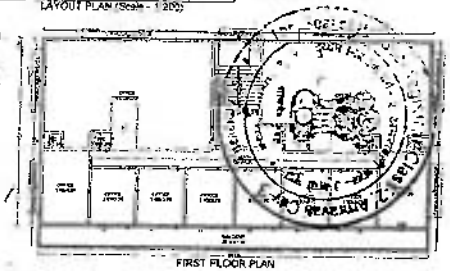




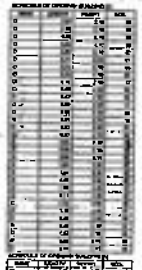
SITE PLAN
scale:- 1:200



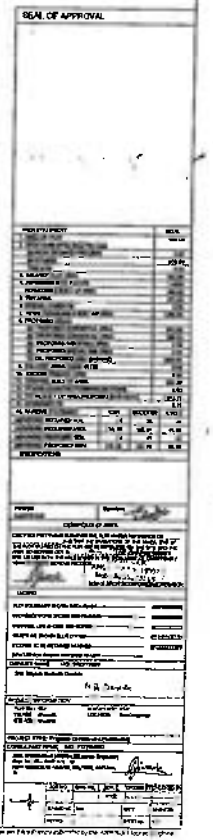
LAYOUT PLAN (Scale - 1:200)



FIRST FLOOR PLAN







AMRAVATI MUNICIPAL CORPORATION AMRAVATI
ASSISTANT DIRECTOR OF TOWN PLANNING
RAJKAMAL CHOWK, AMRAVATI -444603
(Telephone No.0721-2561569) E-mail :- commr.amtcorp@gmail.com

FORM-H

FORM FOR FULL OCCUPANCY CERTIFICATE

To,
Mayank Ramesh Dundale
Amravati

अ-र-ध-३
४८९/८३/४०
२०२३

Sir,

This is Certify that The Full development work /erection re-erection/ or alteration in of building on **Plot No. 6 & 7, Survey No.6/1-K, Mouja-Shegaon,** Completed under the Supervision of **License Architect Rohit O.Punshi, CA/2006/38480,** May be occupied subject on the following Conditions.

1) Submission No. 0461 Date – 11/02/2020
2) Building Permit No. 0075 Date – 12/10/2020
3) Submission by Architect Appendix 'G' Date – 05/05/2022

One set of Completion plan duly certified is returned herewith.

Occupancy No. 43
Date 27/12/2022

Office Stamp

Assistant Director of Town Planning
Mahanagar Palika, Amravati
Asst. Director of Town Planning
Amravati Municipal Corporation
Amravati

FLOOR WISE FSI TABLE

FLOOR NAME	P-LINE PLAN EXISTING FSI AREA				FREE FROM FSI			TENAMENT	TOTAL FSI
	A				B				
FSI	COMM	RESI	IND	SPEC	LIFT	VOID	V.SHAFT		
TERRACE FLOOR	0	0	0	0	0	0	0	0	0
FOURTH FLOOR	0	347.06	0	0	2.71	0	3.28	4	341.07
THIRD FLOOR	0	347.06	0	0	2.71	0	3.28	4	341.07
SECOND FLOOR	0	347.06	0	0	2.71	0	3.28	4	341.07
FIRST FLOOR	366.77	0	0	0	2.71	0	3.28	10	360.78
GROUND FLOOR	323.40	0	0	0	2.71	0	3.28	10	317.41
BESEMENT FLOOR	0	18.42	0	0	2.71	0	0	0	18.42
TOTAL FSI	690.17	1042.18	0	0	16.26	0	16.40	32	1719.82

Ground Floor	Area
Total	323.40
Deduct Lift	2.71
Deduct Duct	3.28
Grand Total	317.41

FIRST Flr	Area
Total	366.77
Deduct Lift	2.71
Deduct Duct	3.28
Grand Total	360.78

Typical Floor	Area
Total	347.06
Deduct Lift	2.71
Deduct Duct	3.28
Grand Total	341.07

FRONT ELEVATION

SECTION A-A'

EXISTING TYPICAL SECOND,THIRD&FOURTH FLOOR PLAN

EXISTING BASEMENT FLOOR PLAN

EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

PLOT NO. 15A,15B,16A,16B

30.0 M WIDE ROAD

SITE PLAN

SEAL OF APPROVAL

PROFORMA-1 AREA SATTEMENT

REVISED-COMPLETION RESIDENTIAL CUM COMMERCIAL BUILDING PLAN ON PLOT NO.A/2, 3/5,16-1/2 & 4C, MOUJA: SHIVLAKHA

अ-र-ण-३
८४१ | ४५ | १४०
२०२३

The Seal of the Sub Registrar Class-2, Amravati City-3

भारत सरकार
Government of India

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2017/78144/37649

To
मयंक रमेश दुंडाले
Mayank Ramesh Dundale
S/O Ramesh Dundale
Near Sabanpura Police Chowki
Jawahar Gate
Amravati
Amravati Maharashtra - 444601
9850277561

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
8537 6617 0835
VID : 9112 1370 0307 5067

माझे आधार, माझी ओळख

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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Issue Date: 19/10/2011

मयंक रमेश दुंडाले
Mayank Ramesh Dundale
जन्म तारीख/DOB: 21/09/1993
पुरुष/ MALE

8537 6617 0835
VID : 9112 1370 0307 5067

माझे आधार, माझी ओळख

Download Date: 15/11/2022

पत्ता:
S/O रमेश दुंडाले, साबनपुरा पोलीस चौकी जवळ, जवाहर गेट, अमरावती, अमरावती, महाराष्ट्र - 444601

Address:
S/O Ramesh Dundale, Near Sabanpura Police Chowki, Jawahar Gate, Amravati, Amravati, Maharashtra - 444601

8537 6617 0835
VID : 9112 1370 0307 5067

1947 | help@uidai.gov.in



Ritu Dole

अ-२-ण-३
४४९ | ४८ | ५०
२०२३

Sub-Registrar Class-2, Amravati City-3

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/27130/09021

To
प्रियंका मयंक दुंडाले
Priyanka Mayank Dundale
C/O: Mayank Dundale
inside jawahar gate
near sabanpura
police chowki
Amravati
Amravati Maharashtra - 444601
9[illegible]

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
3484 9845 4070
VID : 9174 7036 4019 3057

माझे आधार, माझी ओळख

Government of India

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माहिती

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- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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Issue Date: 01/10/2011

प्रियंका मयंक दुंडाले
Priyanka Mayank Dundale
जन्म तारीख/DOB: 09/10/1995
महिला/ FEMALE

3484 9845 4070
VID : 9174 7036 4019 3057

माझे आधार, माझी ओळख

Download Date: 16/11/2022

पत्ता:
मार्फत: मयंक दुंडाले, इनसाइड जवाहर गेट, साबनपुरा जवळ, पोलीस चौकी, अमरावती, अमरावती, महाराष्ट्र - 444601

Address:
C/O: Mayank Dundale, inside jawahar gate, near sabanpura, police chowki, Amravati, Amravati, Maharashtra - 444601

3484 9845 4070
VID : 9174 7036 4019 3057

1947 | help@uidai.gov.in |

भारत सरकार
Government of India

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/27110/59600

To
रमेश नथमलजी दुंडाले
Ramesh Nathmalji Dundale
S/O Nathmalji Dundale
JAWAHAR GATE
SABUN PURA
Amravati
Amravati Maharashtra - 444601
9763059939

अ-र-प्र-३
88918240
2023

Signature valid

आपला आधार क्रमांक / Your Aadhaar No. :
7824 8614 1136
VID : 9196 2982 4267 6984
माझे आधार, माझी ओळख

Government of India

Issue Date: 27/03/2012

रमेश नथमलजी दुंडाले
Ramesh Nathmalji Dundale
जन्म तारीख/DOB: 04/10/1949
पुरुष/ MALE

7824 8614 1136
VID : 9196 2982 4267 6984
माझे आधार, माझी ओळख

Government of India

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माहिती
- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION
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- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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Unique Identification Authority of India

Download Date: 18/07/2023

पत्ता:
S/O नथमलजी दुंडाले, जवाहर गेट, साबुन पुरा, अमरावती, अमरावती, महाराष्ट्र - 444601

Address:
S/O Nathmalji Dundale, JAWAHAR GATE, SABUN PURA, Amravati, Amravati, Maharashtra - 444601

7824 8614 1136
VID : 9196 2982 4267 6984

1947 | help@uidai.gov.in |

R.N. Dundale

346/441
गुरुवार,19 जानेवारी 2023 12:50 म.नं.

दस्त गोषवारा भाग-1

अरन3 89-40
दस्त क्रमांक: 441/2023

दस्त क्रमांक: अरन3 /441/2023

बाजार मुल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु 100/-

दु. नि. सह. दु. नि. अरन3 यांचे कार्यालयात
अ. क्रं. 441 वर दि.19-01-2023
रोजी 12:48 म.नं. वा. हजर केला.

पावती:533 पावती दिनाक: 19/01/2023

सादरकरणाराचे नाव: मयंक बिल्डर्स अँड डेव्हलपर्स तर्फे प्रॉप मयंक रमेश दुंडाले

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पृष्टांची संख्या: 50	
एकुण:	1100.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Amaravati III

Joint Sub Registrar Amaravati III

दस्ताचा प्रकार: घोषणापत्र
मुद्रांक शुल्क: प्रतिज्ञालेख
शिक्का क्रं. 1 19 / 01 / 2023 12 : 48 : 00 PM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 19 / 01 / 2023 12 : 48 : 47 PM ची वेळ: (फी)

Office of the Sub-Registrar Class 2 Amravati City 3

दस्त गोषवारा भाग-2

19/01/2023 12:53:06 PM

अरन3 40 40
दस्त क्रमांक:441/2023

दस्त क्रमाक :अरन3/441/2023
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मयंक बिल्डर्स अँड डेव्हलपर्स तर्फे प्रॉप मयंक रमेश दुंडाले पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सावणपुरा पोलीस चौकी जवळ जवहार गेटच्या आत अमरावती , महाराष्ट्र, अमरावती. पॅन नंबर:BFSPD5805C	लिहून देणार वय :-29 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ 19 / 01 / 2023 12 : 49 : 29 PM

ओळख :-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	लिहून देणार मयंक बिल्डर्स अँड डेव्हलपर्स तर्फे प्रॉप मयंक रमेश दुंडाले	19/01/2023 12:50:31 PM	मयंक रमेश दुंडाले M XXXX XXXX 0835	

शिक्का क्र.4 ची वेळ 19 / 01 / 2023 12 : 50 : 32 PM

Joint Sub Registrar Amaravati III

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS MAYANK BUILDERS AND DEVELOPERS THROUGH PROP MAYANK RAMESH DUNDALE	eChallan	00040572023011826238	MH013961373202223E	100.00	SD	0006931035202223	19/01/2023
2		DHC		1901202301470	1000	RF	1901202301470D	19/01/2023
3	MS MAYANK BUILDERS AND DEVELOPERS THROUGH PROP MAYANK RAMESH DUNDALE	eChallan		MH013961373202223E	100	RF	0006931035202223	19/01/2023

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

प्रमाणित करण्यात येते की, या दस्तास एकूण 10 पाने असून अनुक्रमे 0 ते 10 पाने आहे
441 /2023
नवराने घुकाचे 660 नंबरी नोंदला
दिनांक 19 माहे 01 सन २०23

(एन.एन.वाखडे)
सह.दुय्यम निबंधक वर्ग २
अमरावती शहर- ३

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