(4) Every financial statement shall be accompanied a complete list of the Apartment Owners. There shall also accompany the financial statement a similar list of loanees. The financial statement shall state upto what date profits and expenses of common areas are included.

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 Association.

50. APPOINTMENT OF AUDITOR(S) :

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

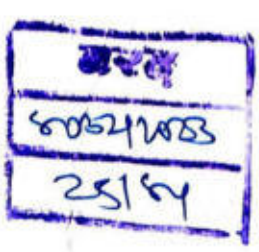
51. POWER OF AUDITOR :

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities and common expenses and shall make a special report to the Association upto any matter connected with the accounts which appears to him to require notice.

CHAPTER - VII
MORTGAGES

52. NOTICE TO ASSOCIATION :

An Owner who mortgage 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 Mortgagee and the Association shall maintain such information in a book entitled "MORTGAGES OF UNITS".





Scanned with ACE Scanner

53. NOTICE OF UNPAID ASSESSMENTS :

The Association shall at the request of a Mortgagees of a Unit report any unpaid assessment due from the Owner of such unit.

CHAPTER - IX
COMPLIANCE

54. COMPLIANCE :

These Bye-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. 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 the Secretary and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two members of the Board and the Secretary or any other person authorised by the Association in that behalf.

CHAPTER – X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. AMENDMENTS OF BYE LAWS :

These Bye-laws may be amended by the Association in a duly constituted Meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the "HIMALAYA HEIGHTS 2" as shown in the DECLARATION.



Scanned with ACE Scanner

अहवाल दिनांक : 04/11/202

महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- पालकवाडी उर्फ वर्धा तालुका :- वर्धा जिल्हा :- वर्धा शेवटचा फेरफार क्रमांक : 3648 व दिनांक : 04/11/2020

भुमापन क्रमांक व उपविभाग : 17/2/1/2

भुमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नाव
17/2/1/2	भोगवटादार वर्ग -I	

शेताचे स्थानिक नाव :-

क्षेत्र	आकार	पो.ख.	फे.फा
[~~हेमंत डोमाजी जवसे~~			(3648)
मा वैष्णवी इंडिया सिटी डेव्हलपर अँड बिल्डर कं. तर्फे डायरेक्टर्स तर्फे			(3648)
वंदना राजकुमार देशमुख			(3648)
सुरेंद्रकुमार सुखदेवकुमार सिंह			(3648)
हेमंत विश्वासराव देशमुख			(3648)
------सामाईक क्षेत्र------	10.20.00	2325.60	

क्षेत्र एकक	आर.चौ.मी
बिन शेती	10.20.00
बिनशेती आकारणी	2325.60
[illegible]	-
बागायत	-
तरी	-
वरकस	-
इतर	-
एकुण क्षेत्र	-
पोट-खराब (लागवडीस अयोग्य)	
वर्ग (अ)	-
वर्ग (ब)	-
एकुण पो ख	0.00.00
आकारणी	0.00
जुडी किंवा विशेष आकारणी	-

खाते क्रमांक

[~~53~~], 830

कुळाचे नाव

इतर अधिकार

जुने फेरफार क्र. (1480),(1486),(3231)

सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- पालकवाडी उर्फ वर्धा तालुका :- वर्धा जिल्हा :- वर्धा शेवटचा फेरफार क्रमांक : 3648 व दिनांक : 04/11/2020

भुमापन क्रमांक व उपविभाग : 17/2/1/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकाखालील क्षेत्र (घटक पिके व प्रत्येकाखालील क्षेत्र): मिश्रणाचा संकेत क्रमांक	जल सिंचित (आर. चौ.मी)	अजल सिंचित (आर. चौ.मी)	पिकांचे नाव	जल सिंचित (आर. चौ.मी)	अजल सिंचित (आर. चौ.मी)	निर्भेळ पिकाखालील क्षेत्र: पिकांचे नाव	जल सिंचित (आर. चौ.मी)	अजल सिंचित (आर. चौ.मी)	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र (आर. चौ.मी)	जल सिंचनाचे साधन	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)

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

दिनांक :- 04/11/2020

सांकेतिक क्रमांक :- 27080005009075000011202015

(नाव :- ओमप्रकाश पुंडलिकराव [illegible]ते)

तलाठी साझा :- पालकवाडी उर्फ वर्धाता :- वर्धा जि :-वर्धा

Scanned with ACE Scanner

Wardha Municipal Council
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE

Building Permit No - 180179
Proposal Code : CAWRM-22-14097

Permit No. : CAWRM/B/2023/APL/00289
Date : 29/08/2023

Building Name :	Mix(Mixed)	Floors :	Ground Floor,Typical Floor 1-7

To,
i)Surendrakumar Sukhadeokumar Singh, Hemant Deshmukh, Vandana Deshmukh,
PLOT NO. 1/2 SURVEY NO. 17/2 WARDHA
ii) Swapnil Khedikar (Architect)

Sir/Madam,

With reference to your application No **CAWRM202200021**, dated **03-04-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965** , to carry out development work / Building on Plot No **1/2**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **17/2**, Final Plot No. **1/2**, Sector No. , Mouje **Wardha** situated at Road / Street **Wardha**, Society **Wardha** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Chief Officer,
Wardha Municipal Council,

Scan QR code for verification of authenticity.

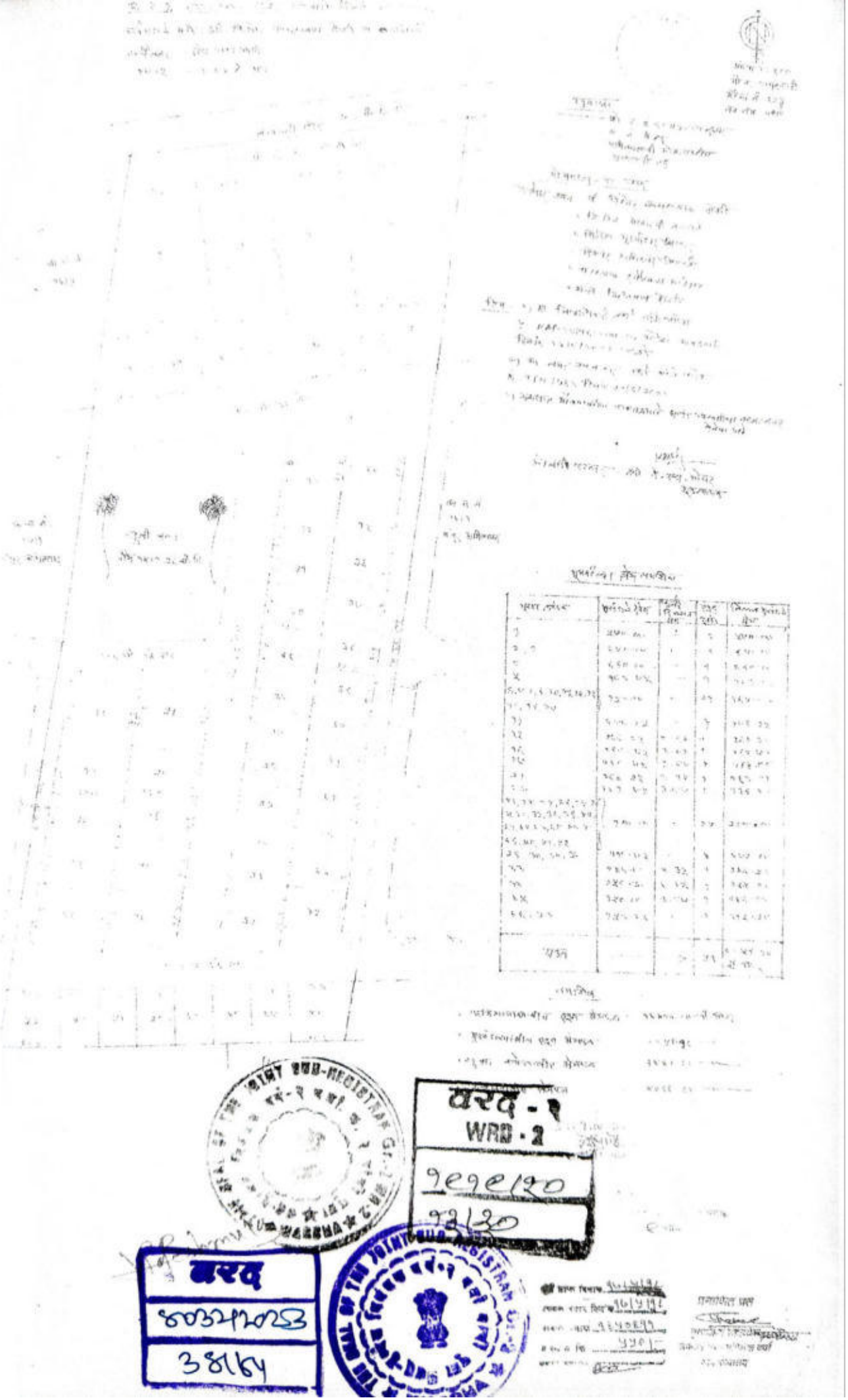
Signature valid
Digitally signed by RAJESH T[illegible]RAM BHAGAT
Date: 2023.08.29 13:40:16 IST
Reason: Approved Certificate
Location: Wardha Municipal Council
Project Code : CAWRM-22-14097
Application Number : CAWRM202200021
Proposal Number : 180179
Certificate Number : CAWRM/B/2023/APL/00289

Scanned with ACE Scanner

THE PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX (HIMALAYA HEIGHTS PHASE 2)-, AT WARDHA.
PLOT AREA = 1020.00 sq.m.
AREA STATEMENT

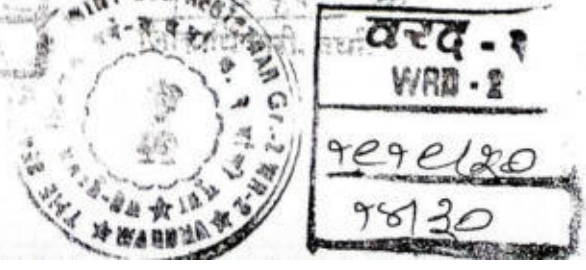
FLOOR	B/UP AREA (sq.mts.)	COMMON (sq.mts.)	CARPET AREA (sq.mts.)	CARPET AREA (sq.ft.)	OPEN BALCONY (sq.mts.)	SUPER B/UP (sq.mts.)	SUPER B/UP (sq.ft.)	PARKING + LIFT ROOM + STAIRCASE TOWER (sq.mts.)	TOTAL (sq.mts.)	TOTAL (sq.ft.)	LAND SHARE	%	
SHOP no-01 (G.F)	10.804	0.565	8.976	96.618	0.000	11.369	122.372	0.000	11.369	122.372	5.084	0.498	
SHOP no-02 (G.F)	10.684	0.565	9.232	99.373	0.000	11.249	121.080	0.000	11.249	121.080	5.030	0.493	
SHOP no-03 (G.F)	9.021	0.565	7.680	82.668	0.000	9.586	103.180	0.000	9.586	103.180	4.287	0.420	
SHOP no-04 (G.F)	10.618	0.565	9.232	99.373	0.000	11.183	120.370	0.000	11.183	120.370	5.001	0.490	
SHOP no-05 (G.F)	7.496	0.565	6.288	67.684	0.000	8.061	86.765	0.000	8.061	86.765	3.605	0.353	
SHOP no-06 (G.F)	10.618	0.565	9.232	99.373	0.000	11.183	120.370	0.000	11.183	120.370	5.001	0.490	
SHOP no-07 (G.F)	9.021	0.565	7.680	82.668	0.000	9.586	103.180	0.000	9.586	103.180	4.287	0.420	
SHOP no-08 (G.F)	10.804	0.565	8.977	96.624	0.000	11.369	122.372	0.000	11.369	122.372	5.084	0.498	
TOTAL (G.F)	79.066	4.517	67.297	724.381	0.000	83.583	899.687	0.000	83.583	899.687	37.378	3.665	sq.m.
Flat no-101 (F.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-102 (F.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-103 (F.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
Flat no-104 (F.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
TOTAL (F.F)	264.826	18.348	239.756	2580.734	30.722	313.896	3378.781	28.143	342.039	3681.711	140.375	13.762	sq.m.
Flat no-201 (S.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-202 (S.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-203 (S.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
Flat no-204 (S.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
TOTAL (S.F)	264.826	18.348	239.756	2580.734	30.722	313.896	3378.781	28.143	342.039	3681.711	140.375	13.762	sq.m.
Flat no-301 (T.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-302 (T.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-303 (T.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
Flat no-304 (T.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
TOTAL (T.F)	264.826	18.348	239.756	2580.734	30.722	313.896	3378.781	28.143	342.039	3681.711	140.375	13.762	sq.m.
Flat no-401 (F.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-402 (F.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-403 (F.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
Flat no-404 (F.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
TOTAL (F.F)	264.826	18.348	239.756	2580.734	30.722	313.896	3378.781	28.143	342.039	3681.711	140.375	13.762	sq.m.
Flat no-501 (F.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-502 (F.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-503 (F.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
Flat no-504 (F.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
TOTAL (F.F)	264.826	18.348	239.756	2580.734	30.722	313.896	3378.781	28.143	342.039	3681.711	140.375	13.762	sq.m.
Flat no-601 (S.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-602 (S.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-603 (S.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
Flat no-604 (S.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
TOTAL (S.F)	264.826	18.348	239.756	2580.734	30.722	313.896	3378.781	28.143	342.039	3681.711	140.375	13.762	sq.m.
Flat no-701 (S.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-702 (S.F)	75.127	4.587	68.628	738.712	7.918	87.632	943.272	7.036	94.668	1019.004	39.189	3.842	
Flat no-703 (S.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
Flat no-704 (S.F)	57.286	4.587	51.250	551.655	7.443	69.316	746.119	7.036	76.352	821.851	30.998	3.039	
TOTAL (S.F)	264.826	18.348	239.756	2580.734	30.722	313.896	3378.781	28.143	342.039	3681.711	140.375	13.762	sq.m.
GRAND TOTAL	1932.848	132.956	1745.589	18789.516	215.054	2280.858	24551.156	197.000	2477.858	26671.664	1020.000	100.000	sq.m.

Scanned with ACE Scanner



Scanned with ACE Scanner





Scanned with ACE Scanner