

FLOOR SECTION PLAN

BUILDING 'A'

Floor	2 BHK	1 BHK
FIRST FLOOR	A-9, A-10 A-15, A-16	A-11, A-12 A-13, A-14
SECOND FLOOR	A-17, A-18 A-23, A-24	A-19, A-20 A-21, A-22
THIRD FLOOR	A-25, A-26 A-31, A-32	A-27, A-28 A-29, A-30
FOURTH FLOOR	A-33, A-34 A-39, A-40	A-35, A-36 A-37, A-38

BUILDING 'B'

Floor	2 BHK	1 BHK
FIRST FLOOR	B-9, B-10 B-15, B-16	B-11, B-12 B-13, B-14
SECOND FLOOR	B-17, B-18 B-23, B-24	B-19, B-20 B-21, B-22
THIRD FLOOR	B-25, B-26 B-31, B-32	B-27, B-28 B-29, B-30
FOURTH FLOOR	B-33, B-34 B-39, B-40	B-35, B-36 B-37, B-38

BUILDING 'C'

Floor	2 BHK	1 BHK
FIRST FLOOR	C-9, C-10 C-15, C-16	C-11, C-12 C-13, C-14
SECOND FLOOR	C-17, C-18 C-23, C-24	C-19, C-20 C-21, C-22
THIRD FLOOR	C-25, C-26 C-31, C-32	C-27, C-28 C-29, C-30
FOURTH FLOOR	C-33, C-34 C-39, C-40	C-35, C-36 C-37, C-38

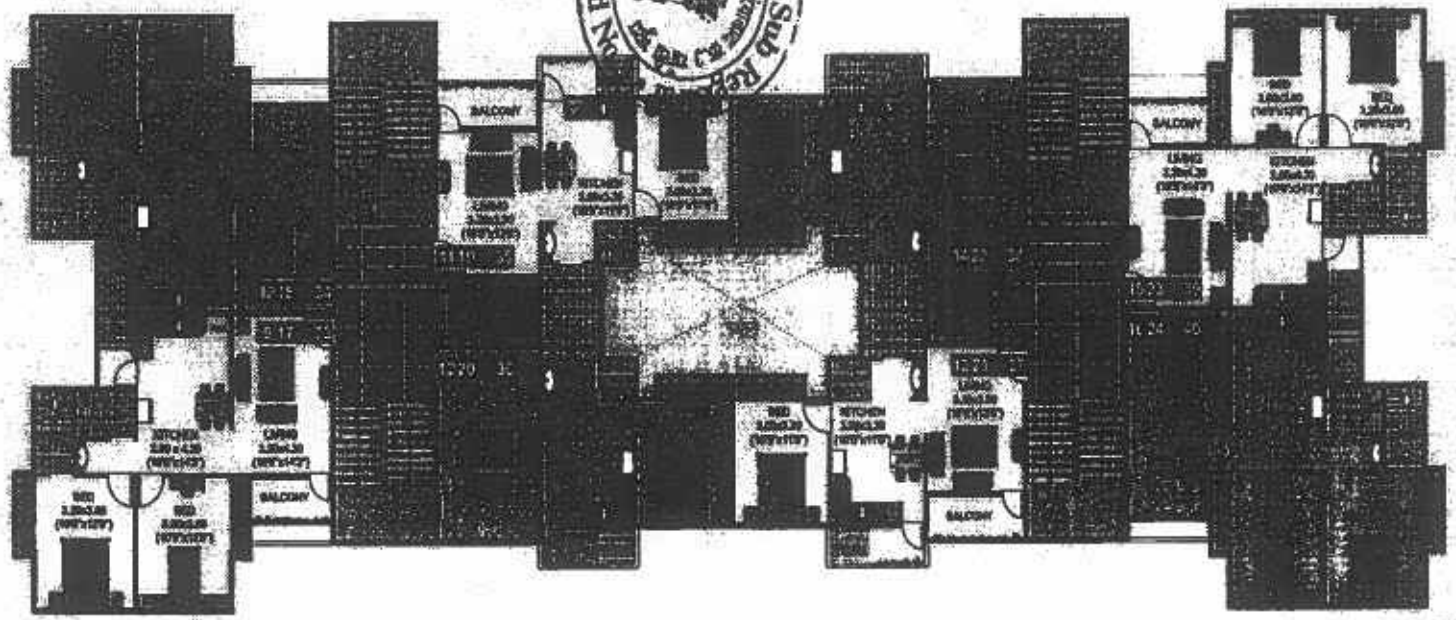
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TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN - A, B, C BUILDING



FLOOR SECTION PLAN

BUILDING 'A'

Floor	Flat No.
Fifth Floor Plan 2 BHK	A-42, A-47
Fifth Floor Plan 1 BHK	A-41, A-48
Fifth Floor Plan 1 BHK	A-43, A-44, A-45, A-46

BUILDING 'B'

Floor	Flat No.
Fifth Floor Plan 2 BHK	B-42, B-47
Fifth Floor Plan 1 BHK	B-41, B-48
Fifth Floor Plan 1 BHK	B-43, B-44, B-45, B-46

BUILDING 'C'

Floor	Flat No.
Fifth Floor Plan 2 BHK	C-42, C-47
Fifth Floor Plan 1 BHK	C-41, C-48
Fifth Floor Plan 1 BHK	C-43, C-44, C-45, C-46

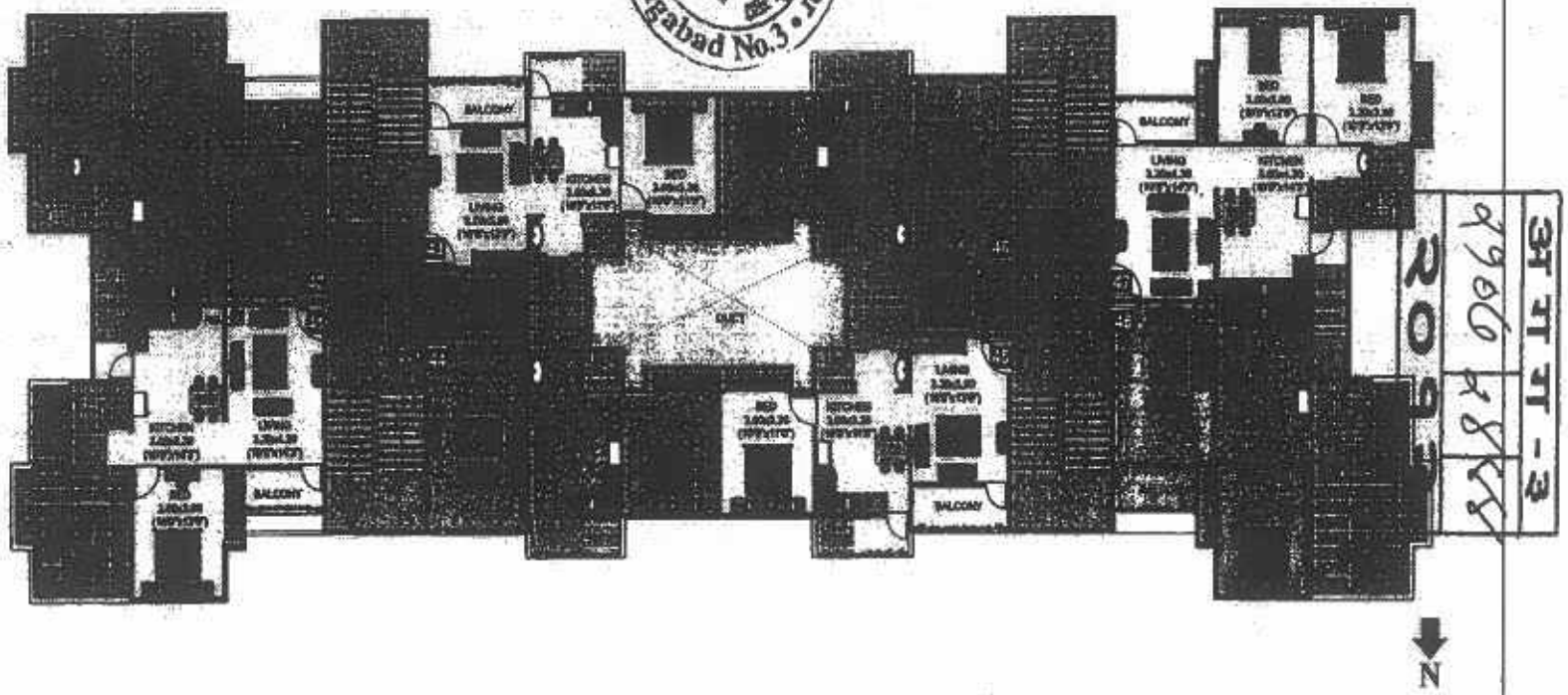
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FIFTH FLOOR PLAN - A, B, C BUILDING



FLOOR SECTION PLAN

BUILDING 'A'

Floor	Flat No.
Sixth Floor Plan 1 BHK	A-50, A-55
Sixth Floor Plan 1 BHK	A-49, A-51, A-52 A-53, A-54, A-56

BUILDING 'B'

Floor	Flat No.
Sixth Floor Plan 1 BHK	B-50, B-55
Sixth Floor Plan 1 BHK	B-49, B-51, B-52 B-53, B-54, B-56

BUILDING 'C'

Floor	Flat No.
Sixth Floor Plan 1 BHK	C-50, C-55
Sixth Floor Plan 1 BHK	C-49, C-51, C-52 C-53, C-54, C-56

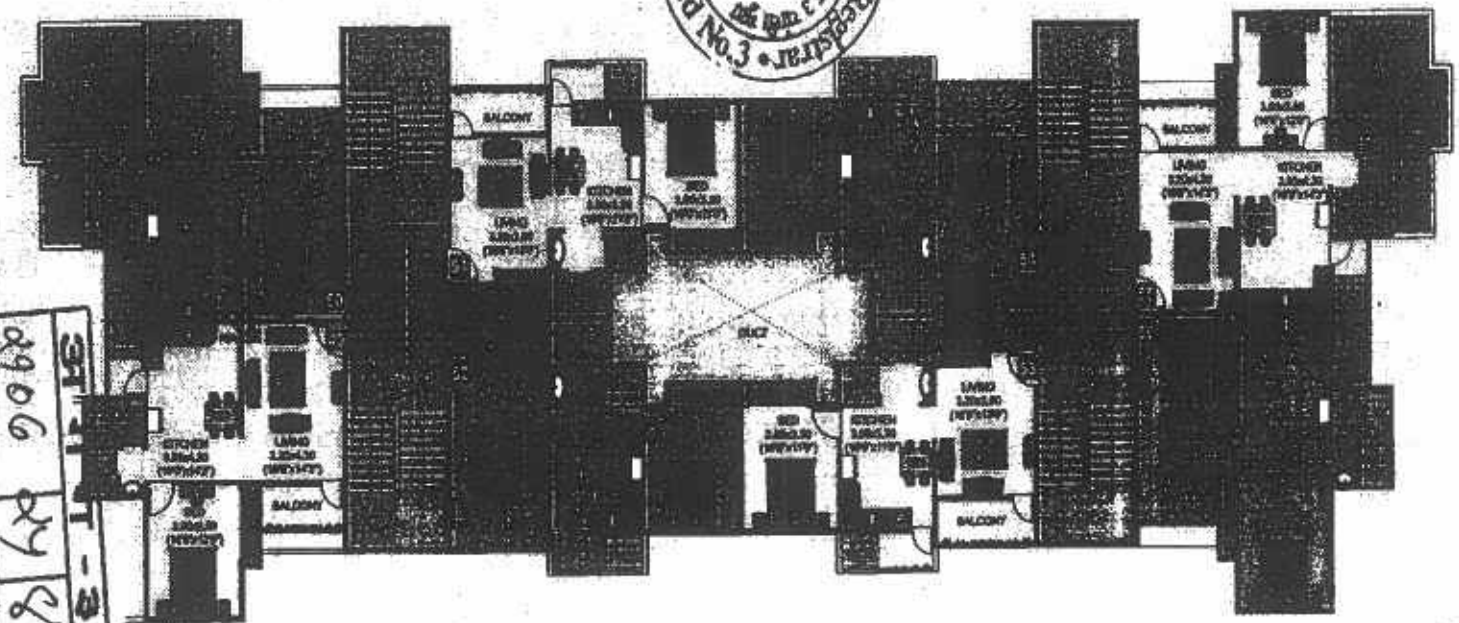
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SIXTH FLOOR PLAN - A, B, C BUILDING

SCHEDULE - 'C'

Bye laws of " SAI NAKSHTRA "

C H A P T E R – 1

1. **SHORT TITLE AND APPLICATIONS**
These bye laws may be called the Bye laws of " SAI NAKSHTRA" Condominium

2. The provisions of these bye laws apply to the " SAI NAKSHTRA" condominium All the presents of future owners, tenants, future tenants or their employees, if any, or any other person that might use the facilities of the building in any manner are subject to the regulations set forth in these bye laws . The mere acquisition or rental or taking on licensee of any of the family unit (hereinafter referred to as 'UNITS') of the building or mere act of occupancy of any of the said units will signify that these bye laws are accepted, ratified and will be complied with.

3. **DEFINITIONS** :-

In these bye laws unless the context require otherwise....

a. Act means the Maharashtra Apartment Ownership Act, 1970

b. ASSOCIATION means the association of all the Apartment owners constituted by such owner for the purpose of " SAI NAKSHTRA" condominium.

c. BOARD means a Board of Manager consisting of three persons, all the whom shall be owners of apartment in " SAI NAKSHTRA" and condominium property Gut No. 103, (P) , at Niramai Sahakari Gruhanirman sanstha Maryadit Nakshtrawadi, Paithan road, Aurangabad plot admeasuring 80 R and as known " SAI NAKSHTRA" Condominium and including the land forming part thereof

e. DECLARATION means the declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in section 2

f. MAJORITY OF OWNERS means those owners holding 51% of the votes in accordance with the percentage assigned in the declaration OWNERS or APARTMENT OWNERS means the person owing an apartment in the " SAI NAKSHTRA" condominium.

g. SECTION means a section of the act.
UNIT means a family unit in " SAI NAKSHTRA" Condominium

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h. REGISTRAR means the registrar of co.opertaive societies

i. The words and expression used in these byelaws but not defined.

j. therein shall have the meaning respectively assigned to them in the act.

4. APARTMENT OWNERSHIP

The building located on property Gut No. 103, (P) , at Niramai Sahakari Gruhanirman sanstha Maryadit Nakshtrawadi, Paithan road, Aurangabad plot admeasuring 80 R and is known as " SAI NAKSHTRA" condominium is submitted to the provisions of the act.

5. OBJECTS OF ASSOCIATION

The object of the association shall be

a. to be and to act as the association of the apartment owners of the said building " SAI NAKSHTRA" (herein after called as said building) who have filed their respective declaration submitted their apartment to the provisions of the Act.

b. To invest or deposit money

c. To provide for the maintenance, repair and replacement at the Common areas and facilities by contribution from the apartment owners and if necessary by raising the loans for that purpose.

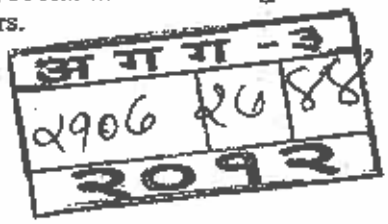
d. To retain and rent or license, if possible, suitable portions of the Common areas to the outsiders for commercial purpose and to distribute the common profits, left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund.

e. To provide for and do all and any of the matter provided in sub section 2 of the section 16 of the Act.

f. To advance, with the consent of the apartment owners, any short terms loans to any apartment owners, in case of any emergency necessary and to provide for repayment thereof in lumsum or in installments.

g. To establish and carry on its own account in jointly with individual or institutions, educational, physical, social and recreating activities for the benefit of the apartment owners.





h. To frame rules, with the approval of the general meeting of the association and after consulting the competent authority and to establish a provident fund, gratuity fund, if necessary, for the benefit of the employees of the association.

i. To do all things necessary or / and otherwise provided for their attainment of the objects specified in these bye laws.

j. The association shall not act beyond the scope of objects without duly amending the provisions of the bye laws for the purpose.

6 MEMBERS OF ASSOCIATION

1. All persons who have purchased the apartment in the said apartment executed respective declarations under section 5 submitting their apartments to the provision of the act, shall automatically be the member of the association and shall pay a sum of Rs. 100/- as entrance fee and shall purchase at least one share of the face value of Rs. 500/- each. Each apartment owner shall receive a copy of the bye laws on payment of actual costs of typing of the same.

2. Upon any apartment owner selling his apartment of absolutely conveying the same by way of gift under his will or otherwise, the purchase or done shall automatically become a member of the association and shall be admitted as a member on payment of the entrance fees of Rs. 1/- The share held by an apartment owner shall be transferred to the name of the said purchaser or done on the payment of Rs. 1/- to the association.

3. On the death of an apartment owner, his apartment shall transferred to the person or person to whom he bequeaths the same by his will or to the legal representatives of his estate, case has not made any specific bequest of the apartment, the name of the legalese or the name of the legal representatives jointly shall be entered in the register of apartment owners maintained by the secretary for the purpose of administration of said apartment as apartment owner of the joint apartment owners there. In case any legate is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

7. JOINT APARTMENT OWNERS

Where an apartment has been purchased by two more persons they shall be jointly entitled to the apartment and share of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

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8. **HOLDING OF THE SHARE COMPULSORY**
Every apartment owner must hold at least one share of the association (joint apartment owners holding the share jointly)

9. **DISQUALIFICATION**
No apartment owner shall be entitled to vote on the question of the election of members of the Board or the President, Secretary, Treasury or any other office bearer or be entitled to stand for election to such office, if there is an arrears if any sum due from him in respect of his contribution for common expenses to the association for more than sixty days. On the last day of the year persuading the year in which the election to the board takes place.

CHAPTER II

VOTING, QUORUM AND PROXIES

10. **VOTING:** Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled to the percentage assigned to the family unit or units or apartments in the declaration.

11. **QUORUM:** Except as otherwise provided in this laws presence in person majority of owners shall constitute a quorum.

12. **VOTES TO BE CASTE IN PERSON** : Votes shall be casted in person.

CHAPTER III

ADMINISTRATION.

13. **POWERS AND DUTIES OF ASSOCIATION** : Association will have responsibility of admeasuring the said apartment approving the annual budget establishing and collecting monthly assessments, and arranging for management of the condominium in an efficient manner, except as other wise provided, the resolution of the Association shall require approval by a majority of owners, casting vote in person.

14. **PLACE OF MEETINGS** : Meeting of the Association shall be held at suitable place convenient to the owners, as may from time to time be designated by the association.

15 **ANNUAL MEETINGS** : The first annual meeting of the Association be held on 1/12 / 2012 , thereafter the annual meeting of the Association shall be held on 1st Dec. each succeeding year. At such meetings there shall be election by a ballot of the apartment owners, a Board of Managers in accordance with the require of by

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laws No 23 The owners may also transact such other business of the Association as may properly come before them.

16. **SPECIAL MEETINGS** : It shall be the duty of the President to call a special Meeting of the apartment owners as directed by a resolution of the Board 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 any officer duly authorized by him in this behalf, The notice of any special meeting shall state the time and place of such meeting and purpose there of . No other business shall be transacted at Special Meeting except as stated in the notice without the consent of four fifth of the owners present in person.

17. **NOTICE OF THE MEETING** : It shall be the duty of the secretary to mail or send a notice of such annual meeting or special meeting stating the purpose thereof as well as the time and place where it is to be held, to each apartment owner at least two but more than 7 days prior to such meeting. The mailing or sending of notice in such manner provided in this bye laws shall be considered notice served. Notices of all the meeting shall be mailed or sent to the Housing commissioner or as the case may be the registrar.

18. **ADJOURNED MEETINGS** : If any meetings of owners cannot be organized because quorum has not attended, the owners who are present, may adjourn the meeting to a time not less than 48 hours from the time to the original meeting was called. It at such adjourned meeting also no quorum is present, then owners present in person being not less than, two shall form a quorum.

19 **ORDER OF BUSINESS :-**

The order of the business of all the meeting of the owners of apartment shall be as follows ....

a. Roll call
b. Proof of notice of meeting or waiver of notice
c. Reading of minutes of preceding meeting
d. Reports of officers
e. Report of the housing commissioner or the registrar of the officer duly authorized by them if present
f. Report of committee
g. Election of Board of Managers
h. Unfinished business, if any
i. New business.





CHAPTER - IV
(BOARD OF MANAGERS)

20. **MANAGEMENT OF ASSOCIATION** :-
The affairs of the association shall be governed by a Board of Managers.

21. **POWERS AND DUTIES OF BOARD** :-
The board of Managers 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 by laws or by the bye laws directed to be exercised and one by the owners.

22. **OTHER DUTIES** :-
In addition to the duties imposed by these bye laws or by resolution of the association, the Board of Managers shall be responsible for the following is to say. Care, un keep and surveillance of the said apartment and the common areas and facilities

a. Collection of monthly assessments from the owners.

b. Designation, employment, remuneration and similar of the personal, necessary for the maintenance of areas and operation of the " SAI NAKSHTRA " condominium. of the common area and facilities.

c. To provide for the manner in which the audit and account of the association shall be carried out.

d. To inspect and accounts kept by the secretary and / or the Treasurer and examine the registers and accounts books and to take steps for the recovery of all the sums due to the association.

e. To sanction working expenses, count cash balance and deal with miscellaneous business.

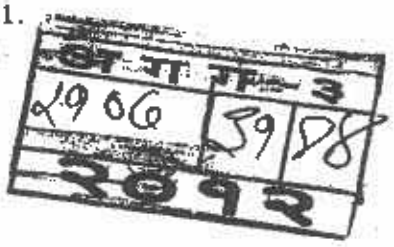
f. To see that cash book is written up promptly and is signed daily by one of the members of the board authorized in this behalf.

g. To hear and deal with the complaints.

23. **MANAGER** :-

The board may employ for the association a Manager at a compensation determined by the Board to perform such duties and services as the Board shall authorize including but not limited to the duties listed in bye laws No 21.

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24. **ELECTION AND TERM OF OFFICE :-**

At the first annual meeting of the association the term of the office of the two managers shall be fixed for three years. The term of office of one manager shall be fixed at each respective manager his successor shall be elected to serve a term of three years.

The manager shall hold their first meeting. (if larger board is contemplated the terms of office should be established in a similar manner so that they will expire in different years.)

25. **VACANCIES** :-

Vacancies in the Board of Managers caused by reasons other than removal of the managers by a vote of association shall be filled by vote of majority of the remaining managers, even though they may constitute less than quorum and person so elected shall be managers until a successor is elected at the next annual meeting of the Association.

26. **REMOVAL OF MANAGERS :-**

At any regular or special meeting, duly called any one or more of the Managers may be removed with or without cause by a majority of the Apartment owners and a successors 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 opportunity to be in the meeting.

27. **ORGANISATION MEETING :-**

The first meeting of a newly elected Board of Managers shall be held within ten days of the 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 constitute such meeting. Provided a majority of the whole board shall be present.

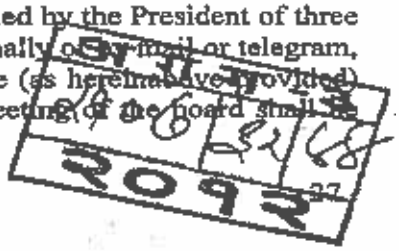
28. **REGULAR MEETING**

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

29 **SPECIAL MEETING :-**

Special meetings of the Board may be called by the President of three day's notice to each manager given personally or by mail or telegram, while notice shall state the time and place (as hereinabove provided) and purpose of the meeting. Special meetings of the board shall be





called by the President or the Secretary in like manner and on like notice at the written request of at least three managers.

30 **WAIVER OF NOTICE** :-
Before or at, any meeting of the Board, any Manager 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 waiver of notice by him of the time and place thereof. If all the managers are present, any meeting of the board, no notice shall be required and any business may be transacted at such meeting.

31 **QUORUM** :-
At all the meetings of the board, one third of the total strength of the managers shall constitute a quorum for the transaction of the business and the acts of the managers, at a meeting at which a quorum is present, shall be at the act of the Board. If at any of the meeting of the board, there be less than a quorum is present, the majority of those present any adjourn the meeting from time to time. At any such adjourned meeting, any business, which might have been transacted at the meeting as originally called, may be transacted without further notice, provided there is a quorum present.

32 **FIDELITY BONDS** :-
The board may require that all the 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

33 **DESIGNATION** :-
The principal officers of the Association shall be President, Vice President, Secretary and Treasurer all of whom shall be elected by, and from by the board may appoint an Assistant Treasurer and an assistant secretary such other officers as in their judgment may be necessary. (In the case of an association one hundred owners or less, the offices of the treasurer and secretary may be filled by the same person.)

34. **ELECTION OF OFFICERS** :-
The officers of the Association shall be elected annually at the organization meeting of such new Board and shall hold office at the pleasure of the board.

35. **REMOVAL OF OFFICERS**:-
Upon and affirmative vote of majority of members of the board, any officer may be removed either with or without cause, and his successors, elected at duly regular meeting of the Board or at any special Meeting of the Board called for such purpose.

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36 **PRESIDENT** :-
The president shall be the Chief Executive officers of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all the general powers and duties which are usually vested in the office of the President of an association including, but not limited to the power to appoint committee from amongst the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

37 **VICE PRESIDENT** :-
The Vice – president shall take the place of the President and perform his duties when ever the President shall be absent or unable to act. If neither the President not the Vice President is able to act, the Board so to act on the interim basis. The Vice President shall also perform such other duties from time to time or imposed upon him board.

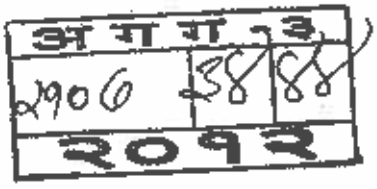
38 **SECRETARY** ;-
The Secretary shall keep the minutes of all the meetings of the board and the minutes of the meeting of the Association. He shall have charge of such books and papers as the board may direct and he shall, in general, perform all the duties incidental to the office of a Secretary.

39 **TREASURER** :-
The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of all the receipts and disbursement in the books belonging to the Association. He shall also be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the association in such depositors as may from time to time be designated by the Board of Managers.

CHAPTER - VI
OBLIGATIONS OF THE APARTMENT OWNERS

40 **ASSESSMENTS** :-
All owners are obliged to any monthly assessment imposed by the Association to meet all the expenses relating to " **SAI NAKSHTRA** " condominium, which may include an insurance premium from a policy to cover repair and reconstruction work in case of hurricane, fire, and earthquake or other hazard or calamity. The assessment shall be made prorata according to the value of the unit Owned, as stipulated in the declaration. Such assessment shall include monthly payment to the general operating reserves and reserve fund for replacements.





41 **MAINTENANCE AND REPAIRS** :-

1. Every owner must perform promptly all maintenance and repairs work within his own unit, which if omitted would affect the " SAI NAKSHTRA " apartment condominium in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so engage.

2. All the repairs of internal installations of the unit, such as water, light, gas, power, sewage, telephone, air conditioner, sanitary installation, doors windows, lamps and all other accessories belonging to the unit area shall be at the expenses of the apartment owners concerned.

3. An owners reimburse the Association for any expenditure incurred in repairing or replacing any common area and facilities damaged through his fault.

42. **USE OF FAMILY UNITS AND INTERNAL CHANGE** :-

a. All the units (except units on the lower and ground floor shall be utilize for residential purpose only .

b. An owner shall not make any structural modification or alterations in his apartment, or installations located therein, without previously notifying the Association in writing, through the President of Board, if no Manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so, within the stipulated time, shall mean that there is no objection to the proposed modification, alteration or installation.

43. **USE OF THE COMMON AREA AND FACILITIES AND RESTRICTED COMMON AREA AND FACILITIES**

An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other area of the said apartment and facilities of similar nature both common and restricted, any furniture, package or objects of any kind, such area shall be used for no other purpose than for normal transit through them.

44 **RIGHT OF ENTRY.** :-

The owner shall grant the right to entry the manager or to any other person authorized by the Board of Association, in case of any emergency originating in or threatening his apartment, whether the owner is present at the time or not. An owner shall permit other owners, or their representative, when so required, enter his apartment for the purpose of performing installations, alterations, or repairs to the mechanical or electrical services, provided the request for entry are made in advance and that such entry is at the time convenient to the owner.

In case of any emergency, such right to entry shall be immediate.

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45. **RULES OF CONDUCT**

1. No resident of " SAI NAKSHTRA "condominium shall post any advertisement, or posters of any kind in or on the building except as authorized by the association.

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

3. It is prohibited to hang garments, rugs, etc from the window balconies or from any of the facades of the " SAI NAKSHTRA " condominium.

4. It is prohibited to dust rugs etc from windows or clean rugs etc by beating on the exterior part of the " SAI NAKSHTRA " condominium.

5. It is prohibited to throw garbage or fresh outside the disposal installation provided for such purpose in the service area. If such installation is not provided, all garbage or fresh shall be collected in a vessel and thrown in the municipal dustbin.

6. No owner resident or lessee shall install wiring for electrical or telephone installation, television antenna machines of air conditioning units etc on the exterior of the " SAI NAKSHTRA condominium. or that protrude through the walls of the roof of that condominium except as authorized by the association.

CHAPTER VII

46 **FUNDS** : Funds may be raised by the association in all or any of the following ways namely :

a. Share.
b. By contributions and donations from the apartment owners.
c. From common profits which shall form the nucleus of the reserve Fund.
d. By raising loans if necessary subject to such terms and conditions as the association with the approval of the competent authority may determine in his behalf.

47. **INVESTMENTS :-**

The association may invest or deposit its funds in one or more of the following

a. In the Central Co.operative Bank or in the State Co.operative Bank

b. In any other securities specified in section 20 of the Indian Trusts Acts, 1882.





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

48. **AFFILATION.**
Should there be any federation of the apartment owners in the locality in which the "SAI NAKSHTRA " 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.

49 **ACCOUNTS** :-
Banking account shall be opened by the Association into which all money received on behalf of the association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs. 200/- for petty expenses. All payments above Rs. 100/- shall be made by cheques signed by the Secretary and one member of the Board

2. Each apartment owners shall have a pass book in which the Secretary shall enter account paid to or received for his share in receipts of the profits from common areas and contributions towards common expenses, and his share of assessment another dues, if any, in respect of his apartment.

3. The association shall on or before 31st July of each year, publish an audited annual financial statement in respect of the common area and facilities containing.

a. The profits 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 and general nature of these liabilities and assets and how the value of fixed assets has been arrived at

d. The audited financial statement shall be open to the inspection of any member of the Association, during the office hours and in the office of the Association and a copy of thereof , shall be submitted to the Competent Authority later than 15 August every year.

e. Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement, the financial statement shall state upto what date profit and expenses of common area are included.

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50. **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 the conspicuous place in the office of the Association.

51. **APPOINTMENT OF AUDITORS**
The association shall appoint, in 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 return and verify the same, with the account reliant thereto, and shall either sign the same as found by him to be correct, duly vouched and in accordance with law or specifically report to the Association in what respect he finds it incorrect un-vouchered or not in accordance with law.

52 **QWER 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 (including restricted common areas and facilities) and common expenses and shall make a special report to the Association upon any matter, connected with the account which appears to him the required notice.

CHAPTER - VIII

53, **NOTICE OF ASSOCIATION :-**
An owner who mortgage his unit, shall notify the association through the Manager, if any, or the president or the Board in the event there is no Manager, the name and address of his Mortgage, and the Association shall maintain such information in book entitled " Mortgage of Units "

54. **NOTICE OF UNPAID ASSESSMENT**
The association shall, at the request of a Mortgage of Unit, report any unpaid assessment due from the owner of such unit.

CHAPTER - IX

55 **COMPLIANCE :-**
These by laws are set forth to comply with this requirement of the Maharashtra Apartment Ownership Act 1970, In case 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.

56. **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 instruments to which the seal is affixed shall be attested for or on behalf of the Association by the members of the Board and the secretary , or any other person authorized by the association in that behalf.

Sub-Registrar Aurangabad No.3

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CHAPTER - X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

57. **AMENDMENTS OF BYE LAWS :-**
These bye laws may be amendments by the association in a duly constituted meeting for such purpose and no amendments shall take effect unless approved by the owners representing at least 75% of the total value of all units in the " SAI NAKSHTRA " condominium as shown in the declaration.

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Seal of the Sub Registrar Aurangabad No.3

IN WITNESS WHEREOF this Deed of Declaration is executed on this 30th day of MAY 2012 at Aurangabad

Owner

M/S. EVEREST BAJAJ COMBINES, a partnership firm at Aurangabad through it authorized partner...

SHRI. PRAVIN GANGABISAN SIKCHI

(Through his G.P.A. Holder)

Builders / Developer.

SHRI. VIKAS LAXMAN CHAUDHARY.
(Proprietor of M/s. VIKAS DEVELOPERS)

Witness

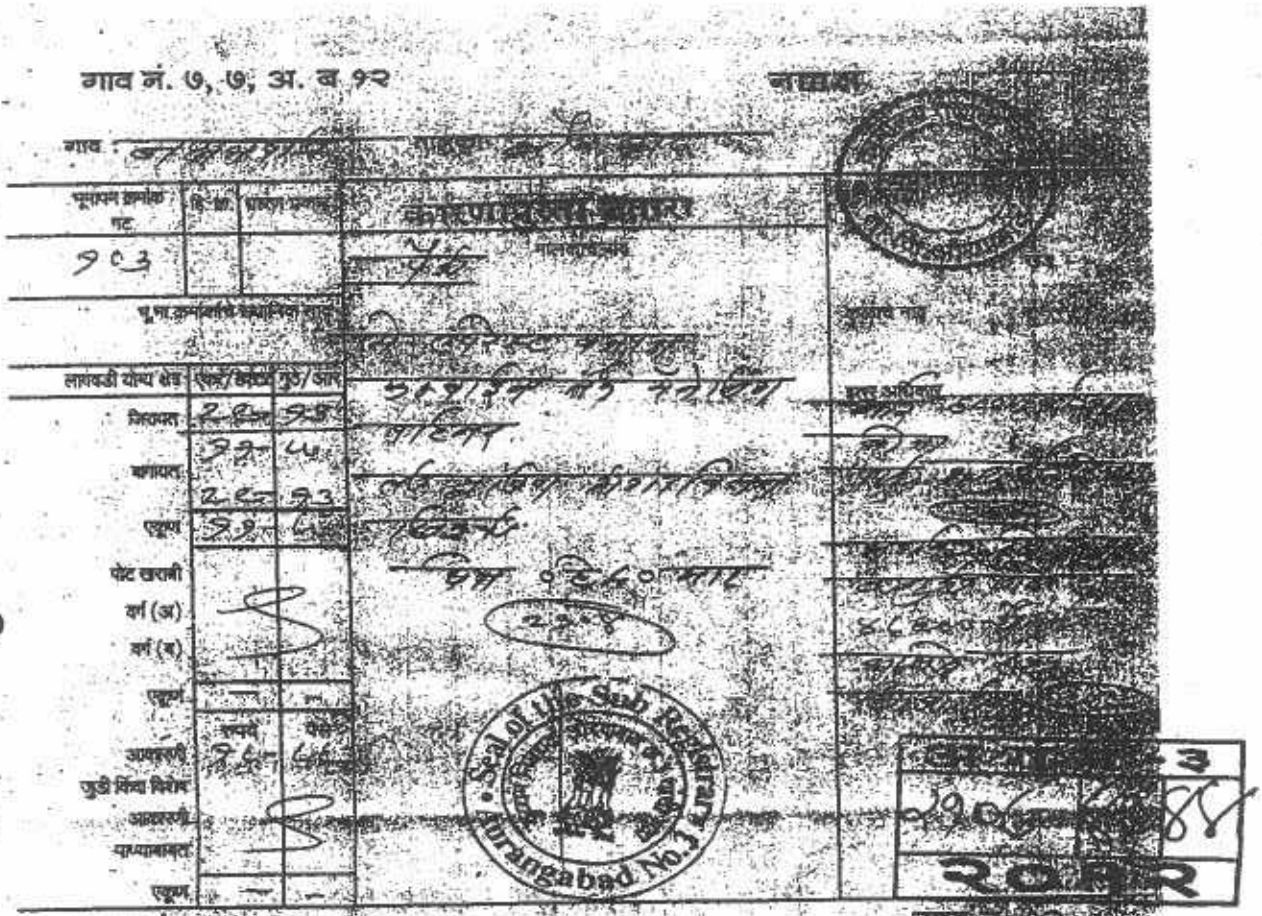
1. Mr. D. P. Bhale
Age. 46 Yrs. R/O. Hudco, Aurangabad

2. Mr. G. K. Pawar
Age. 33 Yrs R/O. Shivaji nagar
Aurangabad

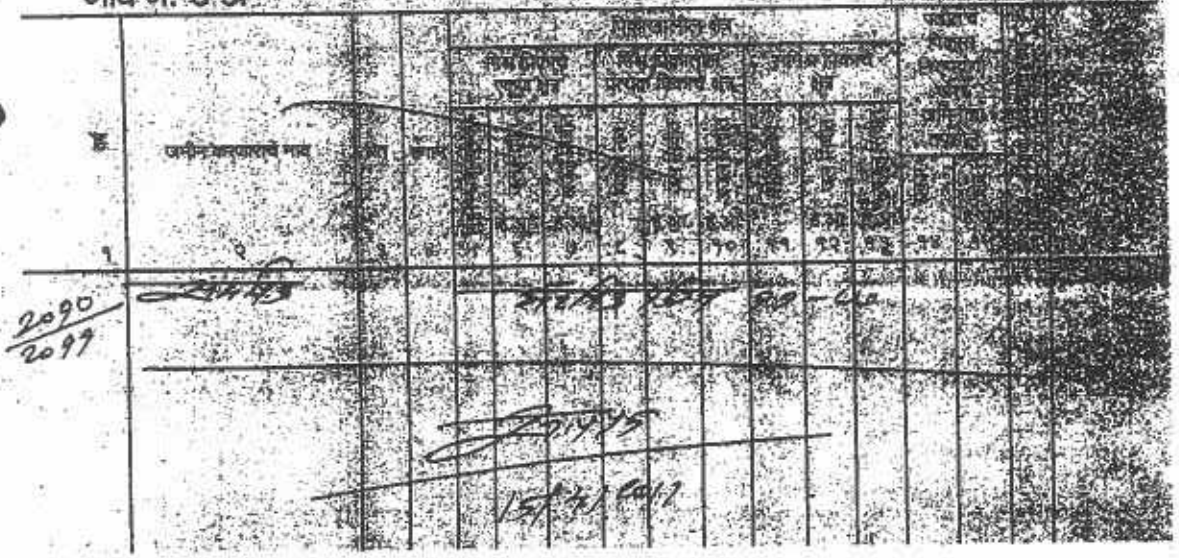
Seal of the Sub Registrar Aurangabad No. 3

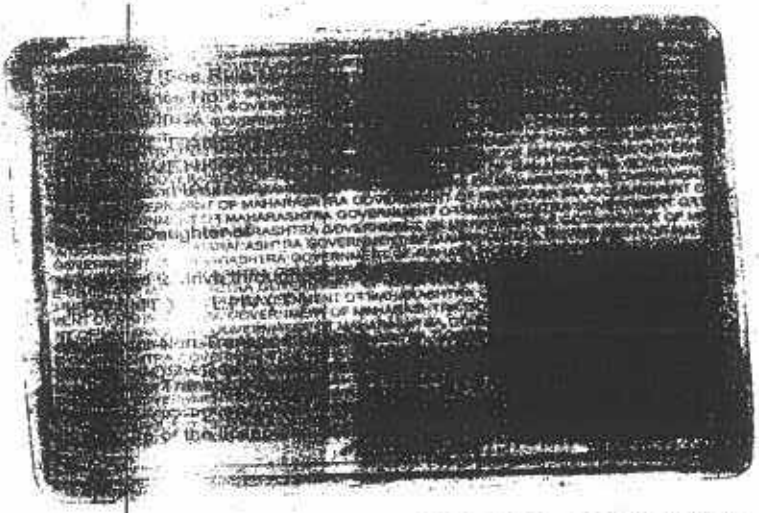
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2012

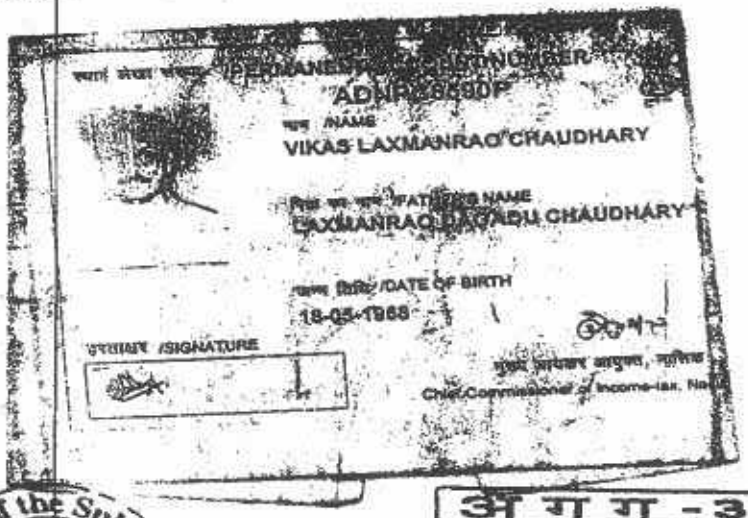
गाव नं. ७, ७, अ. ब १२



गाव नं. ७ अ

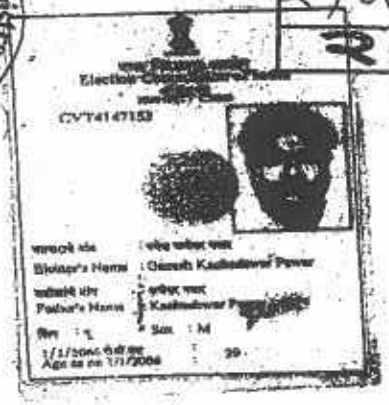








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2906 | 82 | 88
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30/05/2012 दुय्यम निबंधक
1:50:03 pm औरंगाबाद 3

दस्त गोषवारा भाग-1

अगगा3
दस्त क्र.2107/2012

दस्त क्रमांक : 2107/2012
दस्ताचा प्रकार : घोषणा पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे.एक्झेक्ट बजाज कन्स्ट्रक्शन्स तर्फे प्रविण गंगाविशन सिकची पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव: पुरणानगर औ.बाद तालुका: औ.बाद पिन:	लिहून देणार वय 52 सही		
2	नाव: मे.विकास डेव्हलपर्स तर्फे प्रोप्रा. विकास लक्ष्मण चौधरी पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव: वेदांतनगर तालुका: औ.बाद पिन: - पॅन नं:	लिहून देणार वय 44 सही		
3	नाव: - - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: - इमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

Seal of the Sub Registrar Aurangabad No.3

दस्तऐवज करुन देणार तथाकथीत [घोषणा पत्र] दस्तऐवज करुन दिल्याचे कबूल करतात.

दस्त गोषवारा भाग - 2

अगगउ
दस्त क्रमांक (2107/2012)

दस्त क्र. (अगगउ-2107-2012) चा गोषवारा
बाजारे मुल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:2218 दिनांक:30/05/2012
पावतीचे वर्णन
नांव: मे.विकास डेव्हलपर्स तर्फे प्रोप्रा. विकास लक्ष्मण चौधरी

दस्त हजर केल्याचा दिनांक :30/05/2012 01:42 PM
निष्पादनाचा दिनांक : 30/05/2012
दस्त हजर करणा-याची सही :

100 :नोंदणी फी
660 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

दस्ताचा प्रकार :64) घोषणा पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 30/05/2012 01:42 PM
शिक्का क्र. 2 ची वेळ : (फी) 30/05/2012 01:49 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 30/05/2012 01:49 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 30/05/2012 01:49 PM

760: एकूण

दु. निबंधकाची सही, औरंगाबाद 3

दस्त नोंद केल्याचा दिनांक : 30/05/2012 01:49 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात.
1) दिपक पंडीतराव भाले ,घर/फ्लॅट नं:
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: हडको
तालुका: औ.बाद
पिन: -
2) गणेश कच्छेश्वर पवार ,घर/फ्लॅट नं:
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: शिवाजीनगर
तालुका: औ.बाद
पिन: -

दु. निबंधकाची सही
औरंगाबाद 3

प्रमाणित करण्यात येते की
सदर दस्तावेजात एकुण 2 पाने आहेत
नक्कलचे बुकाले 29/05/2012
नक्कल नोंदवला तारीख 30/05/2012

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.३

Seal of the Sub Registrar Aurangabad No.3

DSUMRY:066782SR180 Prepared on 30/05/2012 13:50:07

दुय्यम निबंधक: औरंगाबाद 3

दस्तक्रमांक व वर्ष: 2107/2012

Wednesday, May 30, 2012

1:50:35 PM

गोषवारी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नक्षत्रवाडी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) घोषणा पत्र

मोबदला रु. 1.00

बा.भा. रु. 1.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे-नक्षत्रवाडी मनपा औ.बाद येथील ग.नं.103(पी) साई नक्षत्र क्षेत्र 80 आर चे घोषणापत्र.

(3)क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे. [illegible] तर्फे प्रविण गंगाविशन सिकची; घर/फ्लॅट नं: -; गल्ली/[illegible] इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सुराणानगर औ.बाद; तालुका: औ.बाद; पिन: -;

(2) [illegible] तर्फे प्रोप्रा. [illegible] चौधरी; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वेदांतनगर; तालुका: औ.बाद; पिन: -;

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी [illegible] नाव व संपूर्ण पत्ता

(1) - - घर/फ्लॅट [illegible]; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; [illegible]

(7) दिनांक कबुल दिल्याचा 30/05/2012

(8) नोंदणीचा [illegible]

(9) अनुक्रमांक, खंड व पृष्ठ 2107 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00

(11) बाजारभावाप्रमाणे नोंदणी रु 100.00

(12) शेरा