

**DEED OF DECLARATION U/S 2(A) OF
MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.**

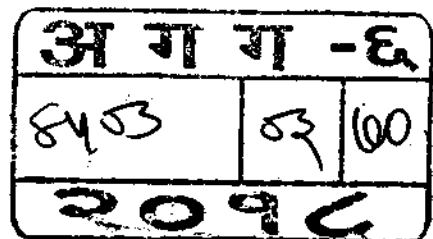
This Deed Declaration is executed today on 24th day of **August** 2018 by:

M/s. Jagrut Sara Associates A partnership firm registered under the Indian Partnership Act, 1932, having registration No. AU000005187/20.12.2017. and its principal place of business at office no. 1to 9, 'A' wing Narayan Plaza , Cannought Place, Cidco, Aurangabad, (**PAN No. AANFJ5273 D**), Represented by its authorized Partner :- **Mr. Nilesh Sitaram Agrawal** Age. 34 Years, Occu. Agril & Business R/o. Plot no. 230, Sector-B, Behind Crazy Bite, N-1, CIDCO, Aurangabad.

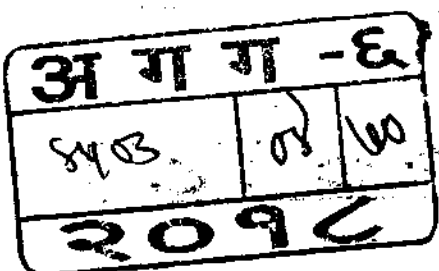
[Hereinafter called as **OWNER/BUILDER/GRANTOR** which expression shall mean and include all its present and future partners, their heirs, successors, legal representatives, executors, administrators and assignees.]

WHEREAS,

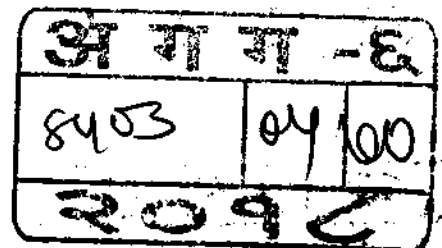
- I. That Owner/Builder purchased property Land Gut no. 49 totally admeasuring 08 Hector 51 Are including Potkhrab, Land Revenue Rs. 11.15 ps., Out of which to the extent **02 Hector 72 Are**, Situated at Village Tisgaon Tq. & Dist. Aurangabad from M/s. Halmira Properties Pvt. Ltd., through its authorized signatory transferred Land Gut no. 49 totally admeasuring 08 Hector 51 Are including Potkharab, Land Revenue Rs. 11.15 ps., Out of which to the extent **02 Hector 72 Are**, Situated at Village Tisgaon Tq. & Dist. Aurangabad under the registered sale deed bearing registration no. 985/2018 dated 21.02.2018 registered at the office of Sub-Registrar Aurangabad and accordingly name of firm and its partners came to be mutated in revenue record vide mutation entry no. 2278.



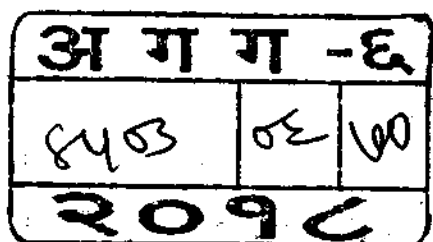
- II. That the Owner/Builder decided to develop their above property and accordingly prepared layout and got it sanctioned from CIDCO Aurangabad vide letter no. CIDCO/ATPO/BP/AUR (WLJ)2018/(LP) 34 dated 03.04.2018 and converted above lands in to **05 Plots** and three open space etc. and also obtained NA order U/s. 42 -A of Maharashtra Land revenue Code 1966 in respect of property in file on 2018/JAMA-2/PRB/CR-33 on dated 25.04.2018.
- III. That three open spaces shown in layout plan it will always be treated as common open space for all Five Plots owners as well as all proposed unit's purchasers those are purchased units which will be constructed on the **Plot No. 1 to 5**. It is clearly under stood that no unit owners entitled to claim exclusive right on said open spaces in any situations, even open spaces shown in Plot no. 2 is also common for all plot owners.
- IV. That the Owner/Builder obtained construction permission for construct residential cum commercial buildings on **Plot No. 2 admeasuring 10036.3 Sq. Mtr.** forming part of above layout which was sanctioned in Land Gut no. 49, Situated at Village Wadgaon Kolhati Tq. & Dist. Aurangabad vide letter no. CIDCO/SP(NT)/BP/WLJ/2018(BP)/15 dated 27.04.2018.
- V. That the Flat/Shop being constructed on the property described in Schedule-A, will be known as "**SARA SANGAM PHASE-1**" apartment and in no case the said name will be changed, in this project consist total (7) Seven Flatted buildings such as Godawari - (A-Type) Apartment, Bhima (B-Type) Apartment, Tapi (B-Type) Apartment, Chandrabhaga (C-Type) Apartment, Indrayani (C-Type) Apartment, Kaveri (D-Type) Apartment & Narmada (E-Type) Apartment out of which 5 Apartments sanctioned by CIDCO in which consist total 23 Shops and 224 Flats in these five apartments which is consist in **SARA SANGAM PHASE-1** and two buildings will be constructed after loading TDR/Paid premium paid FSI by obtaining revise construction permission from CIDCO.
- VI. That Flats used for residential purpose only and Shops for commercial purpose and location of each Flats/Shops is shown in construction permission which is treated as a part and parcel of this Deed of Declaration and area of each Flats/Shops are specifically mentioned in Schedule-B herein under.



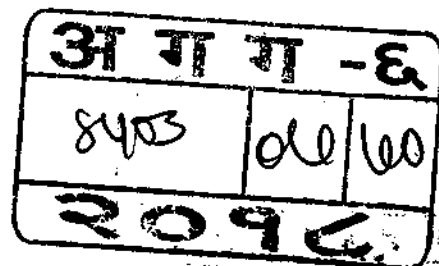
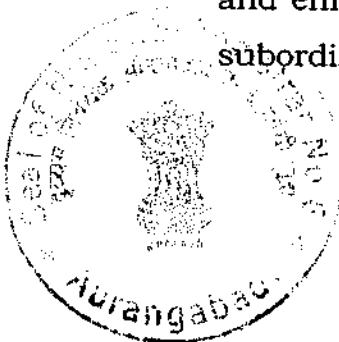
- VII. The area of each Flat and Shop, their locations and floors are specifically given in Schedule-B annexed hereto similarly the specific location of each of the Flats and area of each room or W.C. or Bath in each of the Flat, parking space are specifically shown in the construction plan which is treated as part of this declaration.
- VIII. That the total Flats are utilizing for the residential purpose only and Shops for commercial purpose. That the all units are capable of individual utilization on account of having their own exit to a common area and facility and of the Flat and Shop and it will be sold to one or more owner, each owner obtaining a particular and exclusive property-right thereto and each Flats constituting a heritable and transferable, immovable properties within the meaning of any law for the time being in force in the case and also an undivided interest in the general and/or restricted common areas and facilities of the Flats as listed hereinafter in this deed, necessary for their adequate use and enjoyment and hereinafter in referred to as General and/or restricted common areas and facilities, all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.
- IX. That the administration of **"SARA SANGAM PHASE-I"** Condominium consisting as above Apartment Building and part and parcel of the property described in **Schedule-A** of this deed shall be in accordance with provisions of this deed and with the provisions of byelaws, which are made a part of this deed.
- X. That, as stated above the plan of Apartment ownership is hereby constituted under and subject to the provisions of the **Maharashtra Apartments Ownership Act 1970 and Real Estate (Regulation and Development) Act, 2016 and the Rules made there under**, (said "ACT"), so that the family-unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to a common area and facility of the building each family unit holder having an exclusive and particular right, title, interest over his respective family units and in addition the specified undivided interest in the common areas and facilities and/or restricted common areas and facilities.



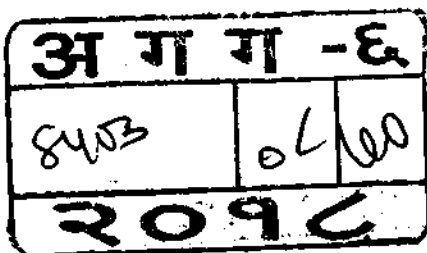
- XI. That, so long as the Owners owns one or more of the family units, the Owners shall be subject to provisions of this Deed and of the Schedule-A and Schedule-B attached herewith and the Owners consents to take no action which will adversely affect the rights of the Association of the Apartment owner with respect to assurance against latent defects in the building or other rights, assigned to the Association by reason of establishment of "SARA SANGAM PHASE-I" Condominium.
- XII. That the general restricted and specifically allotted common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.
- XIII. That, the percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the Apartment owner expressed in amendment to this deed duly registered.
- XIV. That, the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.
- XV. That each Flat and Shop owner shall comply with the provisions of this deed, the bye-laws, decisions and resolution of the association of the Flats owners of its representative and failure to comply with such provisions, decisions or resolutions shall be grounds for an action to recover the sums due for damages or for injunctive relief.
- XVI. That the dedication of this property to the plan of Flat and Shop herein shall not be revoked or the property be removed from the plans of the apartment ownership or any of the provisions herein amended unless all of the Flats owners and mortgages all of the mortgagors coverings the units unanimously agreed to such revocation or amendment or removal of the property from the plan by duly registered instruments.
- XVII. The no Flat and Shop owners or a family unit exempt himself from liability for contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas or facilities or by abandonment of his family unit.



- XVIII. 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 (1) charge, if any, on the family unit for payment of Government or municipal taxes or both and (2) all sums unpaid on a first mortgage of the unit.
- XIX. That all present or future owners, tenants, future tenants or any other person, that might use the facilities of the in any manner are subject to the provisions of this deed and that the mere acquisition or rental of any of the family units or the mere act of occupancy of any of the said units shall signify that the provisions of this deed are accepted and ratified the respective family units shall not be rented or given on leave and license or care taker basis by the Flats owner thereof for residential purposes, which shall be defined as (a) rental compensation or compensation for any period less than thirty days or (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 forgoing obligations apartment owner 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 said lease or leave or license or care taker basis is made subject to the covenants and restrictions contain in this declaration and further subject to the bye-laws is annexed herewith.
- XX. That if the property subject to the plan of Apartment Ownership Act 1970 is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.
- XXI. That, where a family unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage or by a court in execution of a decree in a suit brought by mortgagee against the owner of such family unit, then neither the MORTGAGEE nor the purchaser who, derives title to the family unit at such sale, or his successors or assignees shall be liable, for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment owner 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.



- XXII. That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owner against the latter for his share of the common expenses up to the time of the grant for conveyance without prejudice to the grantee's rights to recover from the grantor the amounts paid by the grantee there for. However, any such grantee shall be entitled to a statement from the Manager of Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Flat and Shop owner against the grantor in excess of the amount, therein set forth.
- XXIII. That, the manager or Board of Manager of the association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgages covering family units, but without prejudice to the right of the owner of a family unit to obtain individual family unit insurance.
- XXIV. That, the insurance premium for any blanket insurance coverage shall be common expense to be paid by monthly assessment levied by the association of apartment purchaser and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premium become due.
- XXV. That, incase further construction is allowed by the Town Planning / Cidco Local authority in future, the Developer/Grantor can raise further construction either on the terrace of building or in the open space around the building and can dispose of the said construction to anybody as per their choice provided that the purchaser of new construction will have to be the member of Association and they will have to pay the regular subscription of the Association and further that, they will have right of voting as per the bye-laws and they will have prorate rights in the common area, facilities and also on the property. But however, after such construction the last terrace of the building will be the common for all flats holders only.

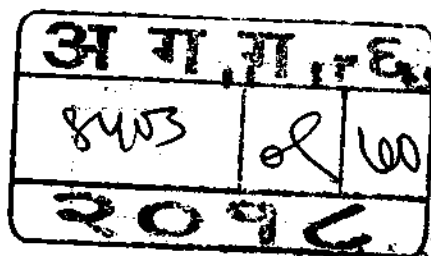


COMMON AREAS AND FACILITIES :-

1. All that part and parcel of the land described in Schedule-A.
2. Total R.C.C. structure of the flatted building.
3. Area around the flatted building.
4. Compound Wall to entire Apartment.
5. Staircase and lobby on each Floor.
6. Underground water tank and electric motor installed thereon.
7. Overhead water tank of flatted building.
8. Bore Well and Electric Motor thereon.
9. Plumbing network throughout the building.
10. Electric wiring network throughout the building.
11. Electric meter through which the electricity is supplied to the electric motor installed on the underground water tank, and also of the lights fixed in common areas and facilities of for flatted building.
12. Separate electric meter for common use of Apartment.
13. Parking area as shown in construction permission.
14. Shop purchasers are not allowed to use any common parking area for any purpose, except front side margin area allotted for parking.
15. No shop shall be used for lottery, restaurant, beer or wine shop and sale un-packed non-vegetarian products in any situation.

:- MAINTANCE PROGRAM :-

1. That the Builder/Developer will do initial six months maintenance of project from first Possession of Flat or Shop.
2. All the Flat and Shop owners, even they may be in use or not use still they have bound to pay monthly common maintenance regularly without any demure.
3. That the Flat Purchasers are bound to deposit of Rs. 1000/- (Rupees One Thousand Only) and Shop Purchasers are bound to deposit of Rs. 500/- (Rupees. Five Hundred Only) toward initial cuprous fund separately in society maintenance account.
4. All that the all Flat and Shop purchasers are bound to deposit in society maintenance account for one year common maintenance charges in advance i.e. Rs.12,000/- (For Flats) and Rs. 6,000/- (For Shops) .



5. The initial contribution will be deposited in Bank either in accounts or in forms of FDR and out of interest and principal day to day expenses, for security, for common lightning and for common maintenance, coloring of Apartment etc. will be utilize. If that amount or interest is not sufficient in that case all Flat & Shop purchasers shall contribute the monthly amount as decided by association as and when required.

SCHEDULE "A"

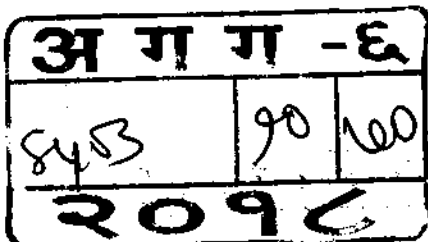
That the part and parcel of the Property Plot No. 02, totally admeasuring 10036.3 Sq. Mtr., forming part of land Gut no. 49, Situated at Wadgaon Kolhati, Aurangabad. "**SARA SANGAM PHASE-1**" boundaries of which are as under :-

Towards East : 18.00 Meter wide DP Road

Towards West : Area of Dispensary & Library

Towards North : Other's Property

Towards South : 18.00 Meter wide DP Road



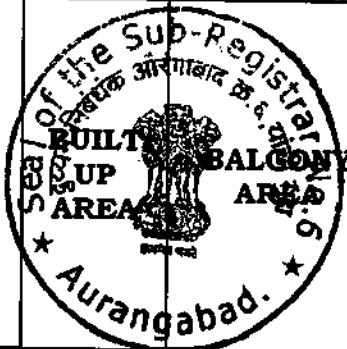
SCHEDULE-B**:- FLATTED BUILDINGS :-**

INDRAYANI BUILDING (WING-3)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.52	0	0	17.20
2	Ground	29.52	32.78	0	0	19.18
3	Stilt First	29.90	32.50	5.30	0	15.37
4	Stilt First	29.90	32.23	5.30	0	13.69
5	First	29.90	32.23	5.30	0	13.69
6	First	29.90	32.50	5.30	0	15.37
7	Stilt Second	29.90	32.50	5.30	0	15.37
8	Stilt Second	29.90	32.23	5.30	0	13.69
9	Second	29.90	32.23	5.30	0	13.69
10	Second	29.90	32.50	5.30	0	15.37
11	Stilt Third	29.90	32.50	5.30	0	15.37
12	Stilt Third	29.90	32.23	5.30	0	13.69
13	Third	29.90	32.23	5.30	0	13.69
14	Third	29.90	32.50	5.30	0	15.37

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INDRAYANI BUILDING (WING-4)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.52	0	0	17.20
2	Ground	29.52	32.52	0	0	17.20
3	Stilt First	29.90	32.23	5.30	0	12.84
4	Stilt First	29.90	32.23	5.30	0	12.84
5	First	29.90	32.23	5.30	0	12.84
6	First	29.90	32.23	5.30	0	12.84
7	Stilt Second	29.90	32.23	5.30	0	12.84
8	Stilt Second	29.90	32.23	5.30	0	12.84
9	Second	29.90	32.23	5.30	0	12.84
10	Second	29.90	32.23	5.30	0	12.84
11	Stilt Third	29.90	32.23	5.30	0	12.84
12	Stilt Third	29.90	32.23	5.30	0	12.84
13	Third	29.90	32.23	5.30	0	12.84
14	Third	29.90	32.23	5.30	0	12.84

INDRAYANI BUILDING (WING-5)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.78	0	0	13.45
2	Ground	29.52	32.52	0	0	12.63
3	Stilt First	29.90	32.23	5.30	0	13.69
4	Stilt First	29.90	32.50	5.30	0	15.37
5	First	29.90	32.50	5.30	0	15.37
6	First	29.90	32.23	5.30	0	13.69
7	Stilt Second	29.90	32.23	5.30	0	13.69
8	Stilt Second	29.90	32.50	5.30	0	15.37
9	Second	29.90	32.50	5.30	0	15.37
10	Second	29.90	32.23	5.30	0	13.69
11	Stilt Third	29.90	32.23	5.30	0	13.69
12	Stilt Third	29.90	32.50	5.30	0	15.37
13	Third	29.90	32.50	5.30	0	15.37
14	Third	29.90	32.23	5.30	0	13.69



CHANDRABHAGA BUILDING (WING-5)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.78	0	0	21.67
2	Ground	29.52	32.52	0	0	19.65
3	Stilt First	29.90	32.50	5.30	0	12.70
4	Stilt First	29.90	32.23	5.30	0	14.38
5	First	29.90	32.23	5.30	0	14.38
6	First	29.90	32.50	5.30	0	12.70
7	Stilt Second	29.90	32.50	5.30	0	12.70
8	Stilt Second	29.90	32.23	5.30	0	14.38
9	Second	29.90	32.23	5.30	0	14.38
10	Second	29.90	32.50	5.30	0	12.70
11	Stilt Third	29.90	32.50	5.30	0	12.70
12	Stilt Third	29.90	32.23	5.30	0	14.38
13	Third	29.90	32.23	5.30	0	14.38
14	Third	29.90	32.50	5.30	0	12.70

CHANDRABHAGA BUILDING (WING-2)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.52	0	0	17.59
2	Ground	29.52	32.52	0	0	17.59
3	Stilt First	29.90	32.23	5.30	0	11.85
4	Stilt First	29.90	32.23	5.30	0	11.85
5	First	29.90	32.23	5.30	0	11.85
6	First	29.90	32.23	5.30	0	11.85
7	Stilt Second	29.90	32.23	5.30	0	11.85
8	Stilt Second	29.90	32.23	5.30	0	11.85
9	Second	29.90	32.23	5.30	0	11.85
10	Second	29.90	32.23	5.30	0	11.85
11	Stilt Third	29.90	32.23	5.30	0	11.85
12	Stilt Third	29.90	32.23	5.30	0	11.85
13	Third	29.90	32.23	5.30	0	11.85
14	Third	29.90	32.23	5.30	0	11.85

CHANDRABHAGA BUILDING - WING-8						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.52	0	0	19.65
2	Ground	29.52	32.78	0	0	36.61
3	Stilt First	29.90	32.23	5.30	0	14.38
4	Stilt First	29.90	32.50	5.30	0	12.70
5	First	29.90	32.50	5.30	0	12.70
6	First	29.90	32.23	5.30	0	14.38
7	Stilt Second	29.90	32.23	5.30	0	14.38
8	Stilt Second	29.90	32.50	5.30	0	12.70
9	Second	29.90	32.50	5.30	0	12.70
10	Second	29.90	32.23	5.30	0	14.38
11	Stilt Third	29.90	32.23	5.30	0	14.38
12	Stilt Third	29.90	32.50	5.30	0	12.70
13	Third	29.90	32.50	5.30	0	12.70
14	Third	29.90	32.23	5.30	0	14.38

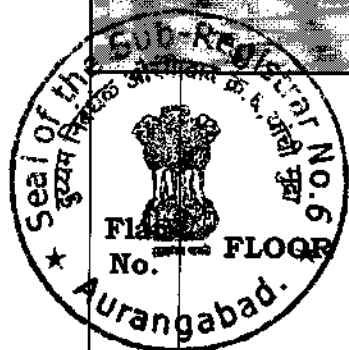
CHANDRABHAGA BUILDING - WING-9						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.67	0	0	22.92
2	Ground	29.37	32.46	0	0	20.56
3	Stilt First	29.94	32.46	4.17	0	14.04
4	Stilt First	29.84	32.67	8.16	0	18.09
5	First	29.84	32.67	8.16	0	18.09
6	First	29.94	32.46	4.17	0	14.04
7	Stilt Second	29.94	32.46	4.17	0	14.04
8	Stilt Second	29.84	32.67	8.16	0	18.09
9	Second	29.84	32.67	8.16	0	18.09
10	Second	29.94	32.46	4.17	0	14.04
11	Stilt Third	29.94	32.46	4.17	0	14.04
12	Stilt Third	29.84	32.67	8.16	0	18.09
13	Third	29.84	32.67	8.16	0	18.09
14	Third	29.94	32.46	4.17	0	14.04

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 SUB
 Flat No. 209C
 98 100



TAPI TYPE BUILDING (WING-10)

Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.37	32.46	0	0	20.56
2	Ground	29.37	32.46	0	0	22.76
3	Stilt First	29.94	32.46	4.02	0	13.89
4	Stilt First	29.94	32.46	4.17	0	14.04
5	First	29.94	32.46	4.17	0	14.04
6	First	29.94	32.46	4.02	0	13.89
7	Stilt Second	29.94	32.46	4.02	0	13.89
8	Stilt Second	29.94	32.46	4.17	0	14.04
9	Second	29.94	32.46	4.17	0	14.04
10	Second	29.94	32.46	4.02	0	13.89
11	Stilt Third	29.94	32.46	4.02	0	13.89
12	Stilt Third	29.94	32.46	4.17	0	14.04
13	Third	29.94	32.46	4.17	0	14.04
14	Third	29.94	32.46	4.02	0	13.89

TAPI TYPE BUILDING (WING-11)

Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.32	0	0	22.76
2	Ground	29.33	32.75	0	0	32.18
3	Stilt First	29.83	32.80	8.19	0	18.12
4	Stilt First	29.84	32.32	4.02	0	13.89
5	First	29.84	32.32	4.02	0	13.89
6	First	29.83	32.80	8.19	0	18.12
7	Stilt Second	29.83	32.80	8.19	0	18.12
8	Stilt Second	29.84	32.32	4.02	0	13.89
9	Second	29.84	32.32	4.02	0	13.89
10	Second	29.83	32.80	8.19	0	18.12
11	Stilt Third	29.83	32.80	8.19	0	18.12
12	Stilt Third	29.84	32.32	4.02	0	13.89
13	Third	29.84	32.32	4.02	0	13.89
14	Third	29.83	32.80	8.19	0	18.12

Handwritten notes and stamps on the table for Wing-11:

- Stamp: "Seal of the Sub-Registrar No. 6, Aurangabad."
- Handwritten: "8403" and "9400" in the Balcony and Terrace columns respectively.
- Handwritten: "209C" in a box below the Balcony and Terrace columns.

BHIMA TYPE BUILDING (WING-12)

Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.67	0	0	22.92
2	Ground	29.37	32.46	0	0	20.56
3	Stilt First	29.94	32.46	4.17	0	14.04
4	Stilt First	29.84	32.67	8.16	0	18.09
5	First	29.84	32.67	8.16	0	18.09
6	First	29.94	32.46	4.17	0	14.04
7	Stilt Second	29.94	32.46	4.17	0	14.04
8	Stilt Second	29.84	32.67	8.16	0	18.09
9	Second	29.84	32.67	8.16	0	18.09
10	Second	29.94	32.46	4.17	0	14.04
11	Stilt Third	29.94	32.46	4.17	0	14.04
12	Stilt Third	29.84	32.67	8.16	0	18.09
13	Third	29.84	32.67	8.16	0	18.09
14	Third	29.94	32.46	4.17	0	14.04

BHIMA TYPE BUILDING (WING-13)

Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.37	32.46	0	0	20.56
2	Ground	29.37	32.46	0	0	22.76
3	Stilt First	29.94	32.46	4.02	0	13.89
4	Stilt First	29.94	32.46	4.17	0	14.04
5	First	29.94	32.46	4.17	0	14.04
6	First	29.94	32.46	4.02	0	13.89
7	Stilt Second	29.94	32.46	4.02	0	13.89
8	Stilt Second	29.94	32.46	4.17	0	14.04
9	Second	29.94	32.46	4.17	0	14.04
10	Second	29.94	32.46	4.02	0	13.89
11	Stilt Third	29.94	32.46	4.02	0	13.89
12	Stilt Third	29.94	32.46	4.17	0	14.04
13	Third	29.94	32.46	4.17	0	14.04
14	Third	29.94	32.46	4.02	0	13.89

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BHIMA TYPE BUILDING (WING-14)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	Ground	29.52	32.32	0	0	22.76
2	Ground	29.33	32.75	0	0	32.18
3	Stilt First	29.83	32.80	8.19	0	18.12
4	Stilt First	29.84	32.32	4.02	0	13.89
5	First	29.84	32.32	4.02	0	13.89
6	First	29.83	32.80	8.19	0	18.12
7	Stilt Second	29.83	32.80	8.19	0	18.12
8	Stilt Second	29.84	32.32	4.02	0	13.89
9	Second	29.84	32.32	4.02	0	13.89
10	Second	29.83	32.80	8.19	0	18.12
11	Stilt Third	29.83	32.80	8.19	0	18.12
12	Stilt Third	29.84	32.32	4.02	0	13.89
13	Third	29.84	32.32	4.02	0	13.89
14	Third	29.83	32.80	8.19	0	18.12

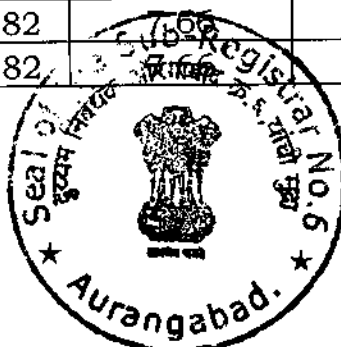
GODAVARI BUILDING (WING-15)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	STILT FLOOR	48.48	51.95	7.66	0	21.42
2		48.48	52.30	7.66	0	22.08
3	FIRST FLOOR	48.48	52.15	7.66	10.74	19.98
4		48.48	51.82	7.66	10.51	19.36
5		48.48	51.82	7.66	0	21.42
6		48.48	52.15	7.66	0	21.46
7	SECOND FLOOR	48.48	52.15	7.66	0	21.46
8		48.48	51.82	7.66	0	21.42
9		48.48	51.82	7.66	0	21.42
10		48.48	52.15	7.66	0	22.08
11	THIRD FLOOR	48.48	52.15	7.66	0	21.46
12		48.48	51.82	7.66	0	21.42
13		48.48	51.82	7.66	0	21.42
14		48.48	52.15	7.66	0	22.08

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GODAVARI BUILDING (WING-16)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	STILT FLOOR	48.48	51.95	7.66	0	21.42
2		48.48	51.95	7.66	0	21.42
3	FIRST FLOOR	48.48	51.82	7.66	10.51	19.36
4		48.48	51.82	7.66	10.51	19.36
5		48.48	51.82	7.66	0	21.42
6		48.48	51.82	7.66	0	21.42
7	SECOND FLOOR	48.48	51.82	7.66	0	21.42
8		48.48	51.82	7.66	0	21.42
9		48.48	51.82	7.66	0	21.42
10		48.48	51.82	7.66	0	21.42
11	THIRD FLOOR	48.48	51.82	7.66	0	21.42
12		48.48	51.82	7.66	0	21.42
13		48.48	51.82	7.66	0	21.42
14		48.48	51.82	7.66	0	21.42

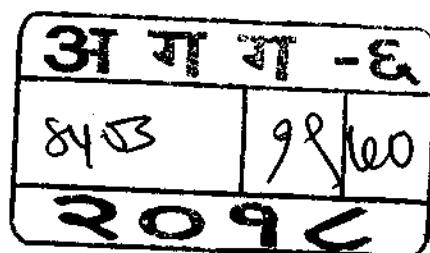
GODAVARI BUILDING (WING-17)						
Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	STILT FLOOR	48.48	51.95	7.66	0	21.42
2		48.48	51.95	7.66	0	21.42
3	FIRST FLOOR	48.48	51.82	7.66	10.51	19.36
4		48.48	51.82	7.66	10.51	19.36
5		48.48	51.82	7.66	0	21.42
6		48.48	51.82	7.66	0	21.42
7	SECOND FLOOR	48.48	51.82	7.66	0	21.42
8		48.48	51.82	7.66	0	21.42
9		48.48	51.82	7.66	0	21.42
10		48.48	51.82	7.66	0	21.42
11	THIRD FLOOR	48.48	51.82	7.66	0	21.42
12		48.48	51.82	7.66	0	21.42
13		48.48	51.82	7.66	0	21.42
14		48.48	51.82	7.66	0	21.42

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GODAVARI BUILDING (WING-18)

Flat No.	FLOOR	CARPET AREA AS PER RERA	BUILT UP AREA	BALCONY AREA	TERRACE AREA	PROPO. OTHER AREA OF BALCONIES, STAIR CASE, BOXES, INDIVIDUAL TERRACE IF ANY, GARDEN SPACE IF ANY ETC.
1	STILT	48.48	52.30	7.66	0	22.08
2	FLOOR	48.48	51.95	7.66	0	21.42
3	FIRST FLOOR	48.48	51.82	7.66	10.51	19.36
4		48.48	52.15	7.66	10.74	19.98
5		48.48	52.15	7.66	0	22.08
6		48.48	51.82	7.66	0	21.42
7	SECOND FLOOR	48.48	51.82	7.66	0	21.42
8		48.48	52.15	7.66	0	21.46
9		48.48	52.15	7.66	0	22.08
10		48.48	51.82	7.66	0	21.42
11	THIRD FLOOR	48.48	51.82	7.66	0	21.42
12		48.48	52.15	7.66	0	21.46
13		48.48	52.15	7.66	0	22.08
14		48.48	51.82	7.66	0	21.42



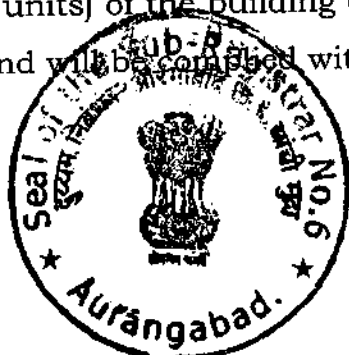
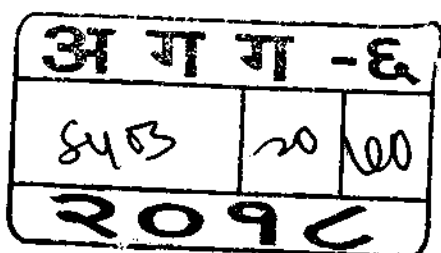
GODAVARI BUILDING SHOP					
SHOP NO.	CARPET AREA AS PER RERA	BUILT UP AREA AS PER RERA	FRONT CORRIDOR AREA	BUILT UP AREA OF FRONT CORRIDOR	PROP. OTHER AREA OF COMMON TOILET & PASSAGE, ETC.
1	19.95	21.62	12.26	33.88	9.04
2	8.75	9.68	5.81	15.49	4.88
3	11.73	12.78	7.67	20.45	6.08
4	8.75	9.68	5.81	15.49	4.88
5	12.25	13.33	7.55	20.88	6.00
6	14.80	15.99	9.06	25.05	6.98
7	12.25	13.33	7.55	20.88	6.00
8	8.75	9.68	5.81	15.49	4.88
9	11.73	12.78	7.67	20.45	6.08
10	8.95	9.88	5.92	15.80	4.95
11	12.05	13.10	11.05	24.15	5.93
12	14.80	15.99	9.06	25.05	6.98
13	12.25	13.33	7.55	20.88	6.00
14	8.75	9.68	5.81	15.49	4.88
15	11.73	12.78	7.67	20.45	6.08
16	8.95	9.88	5.92	15.80	4.95
17	12.05	13.10	11.05	24.15	5.93
18	14.80	15.99	9.06	25.05	6.98
19	12.25	13.33	7.55	20.88	6.00
20	8.75	9.68	5.81	15.49	4.88
21	11.73	12.78	7.67	20.45	6.08
22	8.75	9.68	5.81	15.49	4.88
23	19.95	21.62	12.26	33.88	9.04

BYELAWS OF "SARA SANGAM PHASE-I" CONDOMINIUM.

I. SHORT TITLE AND APPLICATION:

- These Byelaws may be called the buy laws of the "SARA SANGAM PHASE-I" Condominium.
- The provisions of these byelaws apply to the "SARA SANGAM PHASE-I" Condominium.

All present or future owner, tenants, further tenants, or there employees, or any other person that might use the facilities of the building in any manner, are subject to regulations set forth in these bye laws. The mere acquisitions or rental or taking or license of any of the family units (hereinafter referred to as units) of the building or mere act of occupancy of any of the said rectified, and will be complied with.

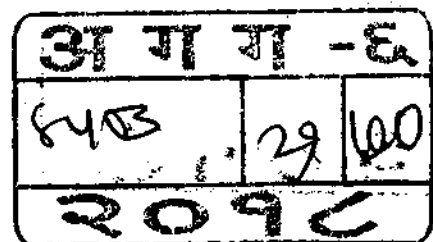
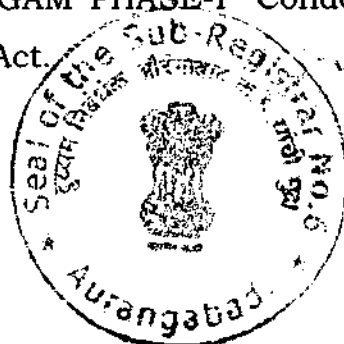


II. DEFINITIONS:

- 1] In these byelaws, unless the context required otherwise.
 - a) "Act" means the Maharashtra Apartment Ownership Act 1970.
 - b) "Association" means the Association of the entire Apartment owners constituted by such owner for the purpose of "SARA SANGAM PHASE-I" condominium.
 - c) "Board" means hoard of Managers consisting of 3 persons, all of whom shall be owner of apartment in "SARA SANGAM PHASE-I" condominium.
 - d) "Building" means the building a located on property mentioned in Schedule-A Known as "SARA SANGAM PHASE-I" condominium and includes the land forming part thereof.
 - e) "Declaration" means the declaration, which the sole owner of the building or all the owner of building have executed and registered as provided in section 2.
 - f) "Majority of Owner" mean those owners holding 51 percent of the votes in accordance assigned in declaration.
 - g) "Owner" or "Flat Owner" means the person owning an Apartment in "SARA SANGAM PHASE-I" condominium.
 - h) "Section" means a section of the Act.
 - i) "Unit" means a Flat in "SARA SANGAM PHASE-I" condominium.
 - j) "Common Maintenance" it means entire Apartment.
 - k) "Building Maintenance" it means particular apartment building which maintenance shall be done by flat owners alone.
 - l) "Registrar" means the Registrar of Co-Operative Societies.
- 2] Words and expression used in these byelaws but not defined therein shall have the meaning respectively assigned to them in the Act.

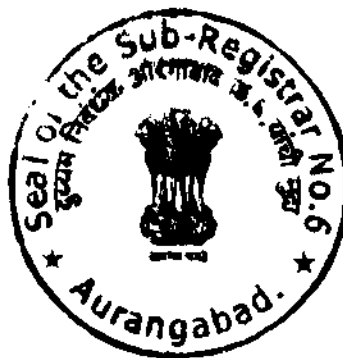
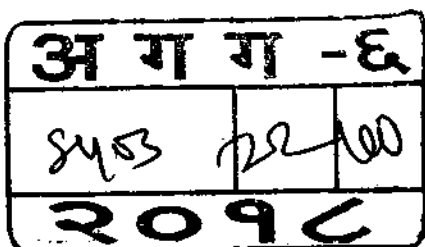
3] **APARTMENT OWNERSHIP:-**

The Flats are located on property mentioned in Schedule A, Plot No. 02, totally admeasuring 10036.3 Sq. Mtr., forming part of land Gut no. 49, Situated at Wadgaon Kolhati, Aurangabad, known as "SARA SANGAM PHASE-I" Condominium is submitted to the provisions of the Act.



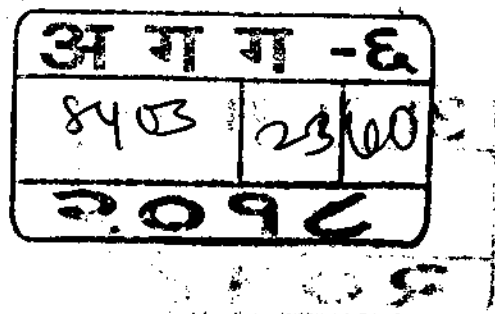
4] OBJECT OF ASSOCIATION.

- 1] The objects of the Association shall be
- a) To be and to act the Association of flat owners of the building called "SARA SANGAM PHASE-I" (hereinafter called as "the said building") who has filed their respective Declaration submitting their apartments to the provisions of the Act.
- b) To invest or deposit money.
- c) To provide for maintenance, repair and replacement of the common areas and facilities by contributions from the apartment owner, and if necessary, by raising loans for the purpose.
- d) To retain and license if possible, suitable portions of common areas to outsiders for commercial purpose, and to distribute the commons profits left deducting the common expenses against the Apartment owner as common profits or accumulate same for building up a reverse fund.
- e) To provide and do all and many of the matters provided in sub-section (2) of section 16.
- f) To advance, with the consent of the Apartment owner, any short term loans to any apartment owner in case of any emergent necessity.
- g) To establish and carry on, on its own account or jointly with individuals or institutions, educational, physical, social and recuperative activities for the benefit of the apartment owner.
- h) To frame rules, with the approval of the general meeting of the Association and after consulting the component authority and may establish provident fund, if necessary, for the benefit of the employees of the Association.
- i) To do all things necessary or and otherwise provided for the attain of the objects specified in these byelaws.



5] MEMBERS OF ASSOCIATION:

- 1) All persons who have purchased apartment or Flat or Flat owner of each unit in "SARA SANGAM PHASE-I" condominium and executed respective Declaration under section submitting their apartment to provisions of the act shall automatically be the members of the Association and shall pay the sum of one hundred rupees as entrance fee and may purchase at least one share of the face value of Rs. 500/- each. Each apartment shall receive a copy of the byelaws on payment of one hundred rupee.
- 2] Upon any apartment owner selling his apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchaser or done shall automatically become a member on payment owner shall be transferred to the name of such purchaser or done on payment of one rupee to the Association.
- 3] On the death of apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest of the Apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register or apartment owner maintained by the secretary for the purpose of administration of the "**SARA SANGAM PHASE-I**" condominium as apartment owner or joint apartment owner. Whereas any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.
- 6] **JOINT APARTMENT OWNER:** Whereas an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and shares of the association shall be issued in their joint names, but the persons whose name stands first in the share certificate shall alone have the right to vote.
- 7] **HOLDING OF ONE SHARE COMPULSORY:** Every Apartment owner must hold at least one share of the Association (Joint apartment owner holding the share jointly)



- 8] **DISQUALIFICATION:** No apartment owner shall be entitled to vote on the questions of the election of members of the Board or the president, Secretary Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears of any sum due from him in respect of his contributions for common expenses, for more than sixty days on the last day of the year preceding the year in which the election to the Board would 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.
- 10] **QUORUM:** Except as otherwise provided in these laws, presence in person of a majority of owner shall constitute a quorum.
- 11] **VOTES TO BE CAST IN PERSON:** Votes shall be cast in person.

Chapter - III

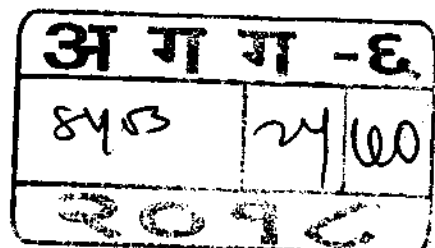
- 12] **POWERS AND DUTIES OF ASSOCIATION:** The Association will have the responsibility of administering the "SARA SANGAM PHASE-I" condominium, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner, expert as otherwise provided, resolutions of the Association shall require approval by majority of owner, casting votes in persons.
- 13] **PLACE OF MEETING:** Meeting of the Association shall be held at suitable place convenient to the owner as may from time to time designate by the Association.



- 14] ANNUAL MEETINGS: The annual meeting of the Association shall be held on the 1st December each succeeding year. At such meeting there shall be elected by ballot of the apartment owner a Board of Managers in accordance with the requirements of by law 23. The owner may also transact such other business of the Association as may properly come before them.
- 15] SPECIAL MEETINGS: It shall be the duty of 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 owner 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 authorized by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at special meeting except as stated in the notice without the consent of four fifths of the owner present in persons.
- 16] NOTICE OF MEETING: It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting the purpose thereof as well as the time and place where it is so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this byelaw should be considered notice served. Notice of all meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.
- 17] ADJOURNED MEETING: If any meeting of owner cannot be organized because a quorum has not attended the owner who present, may adjourn the meeting to time not less than forty eight hours from the time original meeting was called. If at such adjourned meeting also, no quorum is present the owner present in person being not less than two shall form quorum.
- 18] ORDER OF BUSINESS: The order of business at all meeting of owner of units shall be as follows:

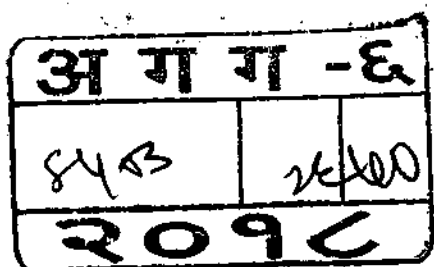
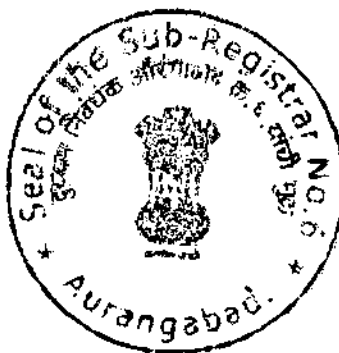


- a) Roll call.
- b) Proof of notice of meeting or waiver of notice.
- c) Reading of minutes of preceding meeting.
- d) Report of Officers.
- e) Report of the Housing Commissioner, or the Registrar, or the officer duly authorized by them, if present.
- f) Report of committees.
- g) Election of Board Managers.
- h) Unfinished business, if any.
- i) New business.

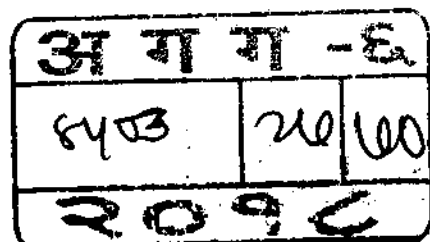


Chapter -V
(Board of Managers)

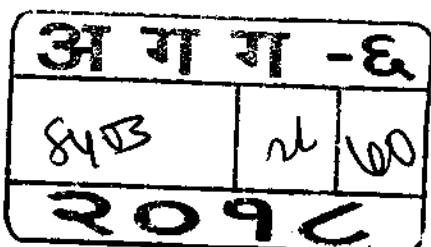
- 19] **MANAGEMENT OF ASSOCIATION:** a Board of Managers shall govern the affairs of the Association.
- 20] **POWER AND DUTIES OF BOARD:** The board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law, or by these by laws directed or be exercised and bone by the owner.
- 21] **OTHER DUTIES:** In addition to duties imposed by these byelaws 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 "SARA SANGAM PHASE-I" Condominium and the common areas and facilities and the restricted common area and facilities.
 - b) Collection of monthly assessment from the owner.
 - c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the "SARA SANGAM PHASE-I" Condominium, the common are and facilities the restricted common areas and facilities.
 - d) To provided for the manner in which the audit and account, of the Association shall be carried out.
 - e) To inspect the accounts kept by the secretary, and/or the Treasure, and examine the registers and account, books and to take steps for the recovery of all sums due to the Association.
 - f) To sanction working expenses, count as balance and deal with other miscellaneous business.
 - g) To see that cashbook is written up promptly and is signed daily by one of the members of the Board authorized in this behalf.
 - h) To hear and deal with complaints.



- 22] **MANAGER:** The Board may comply for the Association a Manager at a compensation determined by the Board to perform such duties and services as the Board shall authorize including, but not limited to the duties listed in by law 21.
- 23] **ELECTION AND TERM OF OFFICE:** At he first annual meeting of the Association, the term of the office of two managers, shall be fixed for three years. The term of office, of two managers, shall be fixed at two years, and the terms of office of one Manager shall be fixed at one year. At the expiration of initial term of office, of each respective Manager, his successor shall be elected to serve a term of three years. The manager shall hold their first meeting. (If a larger Board is contemplated, the terms of office should be established in a similar manner so that they will expire in different years.)
- 24] **VACANCIES:** Vacancies in the Board caused by any reason other that the removal of a Manager by a vote of the Association shall be filled by vote of the majority of the remaining managers, even though they may constitute less than a quorum, and each person so elected shall be a Manager until a successor is elected at the next annual meeting of the Association.
- 25] **REMOVAL OF MANAGER:** At any regular or special meeting duly called any one or more of the managers may be removed with or without cause by a majority of the apartment owner and a successor may then and there by elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owner be given an opportunity to be in the meeting.
- 26] **ORGANIZATION MEETING:** The first meeting of a newly elected Board shall be held within ten days of election at such place shall be fixed by the Managers at the meeting at which such Manager 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.



- 27] **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 meetings shall be held during each year. Personally, or by mail, or telegraph, at least three days prior to the day named for such meetings.
- 28] **SPECIAL MEETINGS:-** Special meetings of the Board may be called by the president on three days notice to each manager, given personally or by mail, or telegraph which notice shall state the time, place (as hereinabove provide) and purpose of the meeting. Special meetings of the Board shall be called by the president or secretary, in like manner and on like notice on written request of at least managers.)
- 29] **WAIVER OF NOTICE:** Before or at any meeting of the Board any Manager, May in writing, waive notice of such meetings, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the shall be a waiver of notice by him, of the time and place thereof. If all the Managers are present at any meetings 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 business, and the acts of the managers present at the meeting at which a quorum is present shall be the acts of the board. If any meeting of the board there were less than a quorum present, the majority of those persons may adjourn the meeting 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, provide there is a quorum present.



31] FIDELITY BOND: The board may require that all officers and employees of the Association handling or Association funds shall furnish adequate fidelity bonds. The association shall pay the premiums on such bonds.

Chapter-V

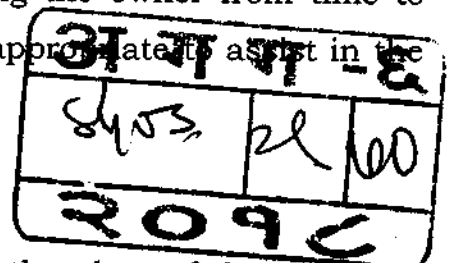
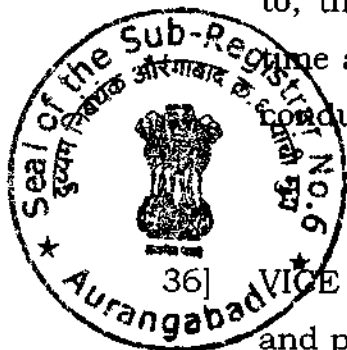
Officers

32] DESIGNATION: The principal officers of the Association shall be a president, a Vice President, a Secretary and a Treasurer all of whom shall be elected by and from the board may appoint an Assistant Treasurer and an a Assistant 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 offices of the Treasurer and Secretary may be filled by the same persons.

33] ELECTION OF OFFICERS: The officers of the Association shall be elected annually by the organization meeting or each new board and shall hold offices at the pleasure of the board.

34] REMOVAL OF OFFICERS: Upon an affirmative vote of a majority, of the members of the board any 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.

35] PRESIDENT: The president shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the association and of the board. He shall have all of the general powers and duties which are usually vesting the office of president of an Association, including, but not limited to, the power to appoint committees from among the owner 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 the president and perform his duties whenever the president shall be absent or unable to act. If neither heightens 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 other duties as such other duties as shall form time to time by imposed upon him board.

37] SECRETARY: The secretary shall keep the minute of all meetings of the Board and the insures of all meetings of the Association, he shall have charge of such books and papers and the board may direct and he shall in general, Performa the duties 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 disbursement in books belonging to the Association. He shall responsible for the deposit of all money and other valuable effects in the name and to the credit of the Association in such depositaries as any form time to time be designated by the Board.

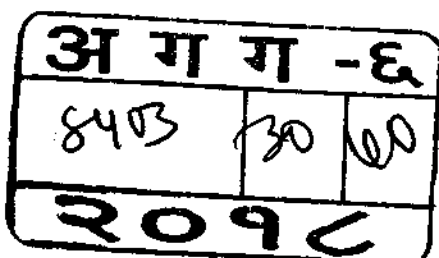
Chapter -VI

Obligations of the Apartment Owner

39] ASSESSMENTS: All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating the "SARA SANGAM PHASE-I" Condominium which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made prorata according to the value of the unit owned, as stipulated in the declaration. Such assessment shall include monthly payments to a general operating reserve and a reserve fund for replacement.

40] MAITENANCE AND REPAIR:

- 1) Every owner mush performs promptly, all maintenance and repair work within his own unit which if omitted would affect the "SARA SANGAM PHASE-I" condominium in entirely or in a part belonging to other owner, being expressly responsible for the damages and liabilities that his failure to do so...
- 2) All the repairs of internal installations of the unit such as water, light gas, power, sewage, telephones, air conditions, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.
- 3) An owner shall reimburse the Association for any exponders incurred in repairing or replacing any common and facility damage through his fault.



41] USE OF FAMILY UNITS INTERNAL CHARGES:

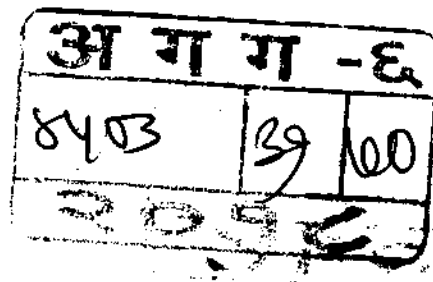
- 1) All units shall be utilized for residential purpose only.
- 2) An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing, through the president of the board, if no manager is employed. The association shall have the obligation to 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 installations.

42] USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREA FACILITIES.

- 1) An owner shall not place or cause to be placed or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas, of "SARA SANGAM PHASE-I" condominium and facilities of a similar nature both common and restricted any furniture's packages, or objects of any kind areas shall be used for no other purpose than for normal transit through them.
- 2) Expenses of maintenance & repair of common toilet, electricity lift maintenance & water charges should be bourn by all unit owner.

43] RIGHT OF ENTRY:

- 1) An owner shall grant the right of entry to the Manager or to any other person authorized by the board or the association in case of an emergency originating in or threatening his unit whether the owner is present in time or not.
- 2) An owner shall permit other owner, or their representative when so required to enter his unit for the purpose of performing installations, alterations, or repairs to the mechanical services, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.



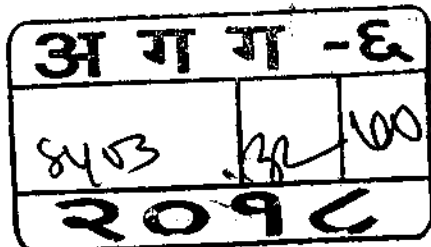
44] RULES OF CONDUCT:

- 1) No resident of "SARA SANGAM PHASE-I" condominium shall post any advertisement, or posters of any kind in or on the building except as authorized by the association.
- 2) Unit owner shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb others. Unit owner keeping domestic animals shall abide by the Municipal sanitary by law or regulations.
- 3) It is prohibited to hand garments, rugs etc. from the windows balconies or from any of the facades of the "SARA SANGAM PHASE-I" condominium.
- 4) It is prohibited to dust rugs, etc. from windows or clean rugs, etc. by beating on the exterior part of "SARA SANGAM PHASE-I" condominium.
- 5) It is prohibited to throw garbage or fresh outside the disposal installations provided for such purpose, in the service areas. 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 "SARA SANGAM PHASE-I" condominium or that protrude through the walls of the roof of the condominium except as authorized by the association.

Chapter -VII

45] FUNDS: Funds may be raised by the Association in all or any of the followings ways, namely;

- a) By shares;
- b) By contributions and Donations from the apartment owner;
- c) From common profits which shall form the nucleus of the reserve fund.
- d) Buy 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.



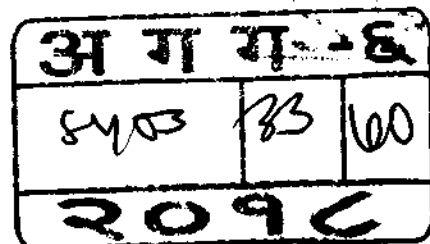
46] INVESTMENTS: The Association may invest or deposit its funds in one or more of the following.

- a) In the Central Co-Op. Bank or in the State Co-OP. Bank or,
- b) In any of the securities specified in section 20 of the Indian Trusts Act, 1882, or,
- c) In any Co-Operative Bank other than those referred to in clause (a) of this by law, or in any banking company approved for this purpose by the Association.

47] AFFILIATION: Should there be any federation of apartment owner in the locality in which the "SARA SANGAM PHASE-I" 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:

- 1) In Banking account shall be opened by the Association in to which all minuetts received on behalf of the Association shall be paid, amount not exceeding Rs.10,000/- for petty expenses. All payments above Rs.1,000/- shall be made by Cheque signed by the Secretary, and one member of the board.
- 2) Each apartment owner shall have pass book in which the secretary shall enter amounts paid to or received for his share, in receipts, or profits from common areas and contributions towards common expenses, and his share of assessment and other dues, if any in respect of his apartments.
- 3) The Association shall on or before 31st July, in each year publish an audited financial statement in respect of the common areas and facilities containing.
 - a) The profits & loss account;
 - b) The receipt and expenditure of the previous financial year, and
 - c) A summary of the property of the Association giving such 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 arisen at.



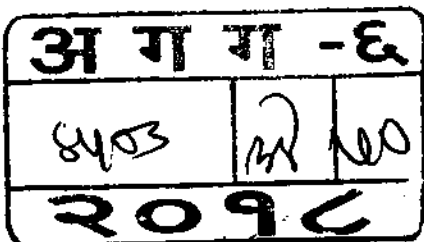
4) The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and a copy thereof, shall be submitted to the competent authority not later 15th August, every year.

5) Every financial statement shall be accompanied by a complete list of the apartment owner. There shall also accompany the financial statement shall state up to what date profits and expenses of common areas are include.

49] PUBLICATION OF ACCOUNTS AND REPORTS: A copy of the last financial statement and of their report of the auditor if any shall be kept in coniferous place in the office of the Association.

50] APPOINTMENT OF AUDITOR: The Association shall appoint at its general meeting an auditor who shall audit the accounts of the association prepared by the Board, as herein before provided and shall examine the annual return, and verity the same with the accounts relating thereto and shall either sign the same as found by him to be correct duly vouched and accordance with law, or specially report to the Association upon any matter connected with the accounts which appears to him to required notice.

51] POWER OF AUDITOR: The auditor shall be entitled to call for examine any paper or documents belonging to the Association relating to the common areas and facilities (including limited common areas and facilities), and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to required notice.



Chapter -VIII

- 52] NOTICE TO ASSOCIATION: An owner, who mortgages his units, shall notify the Association through the manager, if any or president of the board and the Association shall maintain such information in a book entitled "Mortgagee of Units".
- 53] NOTICE OF UNPAID ASSESSMENT "The Association shall the request of mortgages of a unit report any unpaid assessments due from owner of such unit.

Chapter -IX

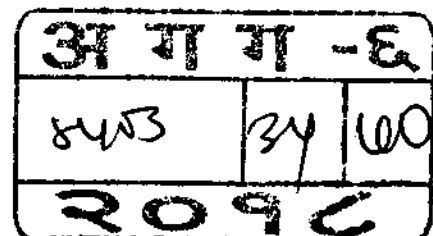
Compliance

- 54] COMPLIANCE: These byelaws are set forth to comply, with the provisions of the Maharashtra Apartment Ownerships Act, 1970. In case and of these byelaws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.
- 55] SEAL OF THE ASSOCIATION: The Association shall have a common seal which 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 secretary or any other person authorized by the Association in that behalf.

Chapter -X

Amendments to plan Apartment Ownership

- 56] AMENDMENTS OF BY-LAWS: These bye-laws may be amended by the Association in a duly constructed meeting for such purpose and no amendment shall take effect unless approved by owner representing at least 75 % of the total value of all units in the "SARA SANGAM PHASE-I" condominium as shown in the declaration.



IN WITNESS WHEREAS OF THIS DEED OF DECLARATION IS EXECUTED
TODAY 24TH DAY OF AUGUST. 2018 AT AURANGABAD.

OWNER/GRANTOR

[Signature]



M/s. Jagrut Sara Associates

Represented by its Authorized Partner :-

Mr. Nilesh Sitaram Agrawal

WITNESSES:-

[Signature]

1. Mr. Prashant Pramod Kadam

Age:- 35 Years

R/o:- Aurangabad



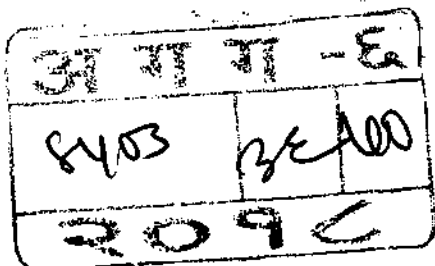
2. Mr.

[Signature]

Mr. Santosh Balmukund Tiwari

Age:- 40 Years

R/o:- Aurangabad





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 :
P51500016384

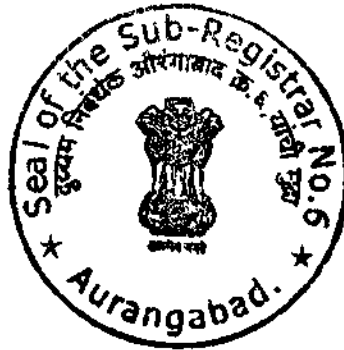
Project: Sara Sangam Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO. 2, GUT NO. 49 At Wadgaon Kolhati (CT), Aurangabad, Aurangabad, 431136;

1. **Jagrut Sara Associates** having its registered office / principal place of business at **Tehsil: Aurangabad, District: Aurangabad, Pin: 431001.**
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 scheduled 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 **10/05/2018** and ending with **31/12/2020** 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. Vasantrao Premchand Prabhu
(Secretary, MahaRERA)
Date: 5/10/2018 2:19:39 PM

Dated: 10/05/2018
Place: Mumbai

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

