

PM

Figure 1

1990年11月 1990年11月

भावाभावाभावे बाळ: ये. के.पी. विठ्ठल-अजय मीठ हेमलताजी सयें भागिदार श्री. इंदिरा कुमाराबाई विलीन :-

सूचकांक: 35

W. B. GILL

Agenda 2000: A Long Journey - Presentation II

सह. प्रत्यक्ष निष्ठाया का-२

संस्कृत-संज्ञा-संग्रहः ॥ १ ॥

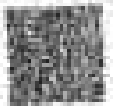
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Harold L. Under

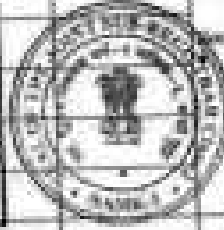
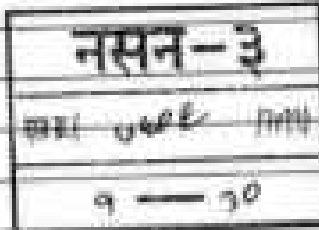
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CHALLAN
MTD Form Number-8



URN: M488108022010000		BARCODE: 0100110010000000000000000000000000		Date: 11/11/2019 12:23:23	Form ID: 25.1
Department: Registrar General Of Registration				Payer Details	
Stamp Duty				TAX ID (If Any)	
Type of Payment: Registration Fee				Rate No. (If Applicable)	
Office Name: NASHIK, NASHIK-3 JOINT SUB REGISTRAR				Full Name	J P Builders And Developers Through Partner
Location: NASHIK				Flat/Block No.	J P Park New House Apartment Mathamassar
Year: 2019-2020 One Time				Previous Building	
Account Head Details		Amount In Rs.		Road/Street	Nashik
000000001 Stamp Duty		100.00		Area/Locality	Nashik
000000001 Registration Fee		100.00		Town/City/District	
				Pin	4 2 2 0 8 3
				Remarks (If Any)	Amount/Payments: J P Builders And Developers Through Partner
				Amount In Words	Two Hundred Rupees Only
Total		200.00			
Payment Details: BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank Code	Ref. No.
				Bank Date	11/11/2019 12:23:23
Cheque/DD No.				Bank Branch	BANK OF INDIA
Name of Bank				Bank No. - Date	Not Verified with Govt
Name of Branch					



Department (S):
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालन केवल गुप्त निदेश कार्यालय में ही सम्बंधित दस्तावेजों पर ही, जो की न. क्रमांक ८१२३४५ १००० नम. पर ही
वैध है.

Handwritten signature: Harish K. Umrigar

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN: 111100100000	Date: 11/11/2019
Received from J P Builders And Land Developers, Mobile number 8007075055, an amount of Rs. 200/-, towards Document Handling Charges for the Document to be registered (BARTTA) in the Sub Registrar office Joint S.R.Nashik-3 of the District Nashik.	
Payer Details	
Bank Name: SBI	Date: 11/11/2019
Bank Code: 100011001011104376	REF No.: 80184013
This is computer generated receipt, hence no signature is required.	

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DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 11th day of NOVEMBER 2019

R Y

M/s. J. P. BUILDERS AND LAND DEVELOPERS, PAN AATFJ TSLT P, A Partnership Firm, having its office at Shop No. 1, Kartikay Society, E.K. Wagh Agriculture College Road, Dhatriak Phata, Panchavati, Nashik 422 003 through its PARTNER/S 1] MR. HARESH HARESHAJ UNJIVA, Age 39 Years, Occupation Business R/o. Nashik 2] MR. SUNIL LAKHARLAL AHILJA, Age 50 Years, Occupation Business, R/o. Nashik. Hereinafter referred to as the GRANTOR (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, assigns, etc.) of the **FIRST PART**.

FIRST - The Grantor is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the land situated at Village **Mahmalshad**, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the SAID LAND.

SECOND - The Grantor purchased the Plot no. 1 to 5 admeasuring 1817.57 Sq. Mtrs. from the previous owner Mr. Akash Aniruddha Gawade by a sale deed dated 3-11-2012 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 10585 on 3-11-2012 and name of the Grantor is mutated in the owners column of the record of rights and as such the Grantor is competent to develop the said land by constructing building thereon and sell the super structure as the Grantor may deem fit and proper.

THIRD - The Grantor amalgamated Plot no. 1 to 5 and decided to construct a row house building on the east side of the total area on a land admeasuring 1273.01 Sq. Mtrs. more particularly described in the second schedule written hereunder and prepared a building plan for J. P. PARK ROW HOUSES APARTMENT which is duly sanctioned by the Nashik Municipal Corporation under commencement certificate No. LND/MP/PANCH/C-2/41/363 Dated 17-4-2013 which is revised under No. LND/MP/C-2/696/2019 Dated 07-08-2019 and as per the building plan Grantor has completed the construction of the row houses of J. P. PARK ROW HOUSES APARTMENT on the said property as described in the second schedule written hereunder consisting of 22 row houses, and obtained Occupation Certificate from Nashik Municipal Corporation on dated 6-9-2019 under No. NANTN/C2/23958/2019.

FOURTH - The Grantor has constructed row house building known as J.P. PARK ROW HOUSES APARTMENT consisting of 22 row houses constructed on the land admeasuring 1273.01 Sq. Mtrs. The present Declaration of Apartment is pertaining to J.P.PARK ROW HOUSES APARTMENT constructed on the land admeasuring 1273.01 Sq. Mtrs., more particularly described in the second schedule written hereunder and the grantor shall construct a building on the remaining land which will be to be west of the total land and there will be a pathway in between the row house building and another building and the said pathway shall be used and utilized for the access of the another building to be constructed.

FIFTH - That the condominium shall be known as J. P. PARK ROW HOUSES APARTMENT and that the jointly units common areas and facilities of the building are as follows:-



Family Unit - There are Twenty Two family units/Row Houses in the building bearing Row House No. 1,2,3,4,5,6,7,8,9,10,11, 12,13,14,15,16,17,18,19,20,21 and 22

Description of each family unit is described as under :-

(1) Family Unit - Apartment/Row House No. 1 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 55.51 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. ABHAY ASHOK PURANIK
[2] MR. RAJESH ASHOK PURANIK

Agreement Regd. No. 811 on 6/2/2015 NRK - 3

(2) Family Unit - Apartment/Row House No. 2 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.59 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - M/s. J. P. BUILDERS AND LAND DEVELOPERS

(3) Family Unit - Apartment/Row House No. 3 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.75 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - M/s. J. P. BUILDERS AND LAND DEVELOPERS

(4) Family Unit - Apartment/Row House No. 4 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.58 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MRL SANTOSH UTTAM AHIRE
[2] MRS. RADHIKA SANTOSH AHIRE

Agreement Regd. No. 2895 on 11/4/2015 NRK - 3

(5) Family Unit - Apartment/Row House No. 5 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.41 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. DILIP PRADHAKAR KHAMBAIT
[2] LATA BALAKRISHNA GANGURDE ALIAS
MRS. LATA DILIP KHAMBAIT

Agreement Regd. No. 6933 on 18/5/2016 NRK - 3

(6) Family Unit - Apartment/Row House No. 6 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.40 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. AMBADAS GOPAL TOKARE
[2] MRS. MALTI AMBADAS TOKARE

Agreement Regd. No. 947 on 6/2/2015 NRK - 3

(7) Family Unit - Apartment/Row House No. 7 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.55 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. SURESH RAMU MAHALE
[2] MRS. SONALI SURESH MAHALE

Agreement Regd. No. 5133 on 8/12/2017 NRK - 3

(8) Family Unit - Apartment/Row House No. 8 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.71 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. GOPAL JIVA KAWHA
[2] MRS. SUNITA GOPAL KAWHA

Agreement Regd. No. 5132 on 8/12/2017 NRK - 3

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(9) Family Unit - Apartment/Row House No. 9 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 53.88 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. PRASHANT PRAKASH SANGALE
[2] MRS. JYOTI PRASHANT SANGALE

Agreement Regd. No. 4260 on 23/6/2017 NHE - 3

(10) Family Unit - Apartment/Row House No. 10 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 54.04 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. ABUN VITTHALRAO GAVAI
[2] MRS. MAYA ABUN GAVAI

Agreement Regd. No. 4261 on 23/6/2017 NHE - 3

(11) Family Unit - Apartment/Row House No. 11 admeasuring 63.75 Sq. Mtrs. Carpet area alongwith the land admeasuring 54.55 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] VIMAL RAMDHIAU SABLE ALIAS
MRS. VIMAL GOKUL NANNAWARE
[2] MR. GOKUL RAMDEV NANNAWARE

Agreement Regd. No. 3904 on 13/6/2017 NHE - 3

(12) Family Unit - Apartment/Row House No. 12 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 54.55 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. VINOD HIRAMAN CHAUDHARI
[2] MR. HIRAMAN HARI CHAUDHARI

Agreement Regd. No. 8721 on 28/10/2016 NHE - 3

(13) Family Unit - Apartment/Row House No. 13 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 55.00 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MR. MAHENDRA DEVENDRA NANAYANE

Agreement Regd. No. 551 on 16/1/2016 NHE - 3

(14) Family Unit - Apartment/Row House No. 14 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 55.43 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MR. SUDARSHAN MORIAN DEORE

Agreement Regd. No. 1504 on 10/3/2018 NHE - 3

(15) Family Unit - Apartment/Row House No. 15 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 55.58 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MRS. SHANTABAI SITARAM CHIRADE

Agreement Regd. No. 1598 on 22/3/2016 NHE - 3

(16) Family Unit - Apartment/Row House No. 16 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 55.33 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MR. RAJESH GOPAL KHARDIKAR
[2] LALITA DEVARAM MIRASARE ALIAS
MRS. LALITA RAJESH KHARDIKAR

Agreement Regd. No. 946 on 6/2/2018 NHE - 3

(17) Family Unit - Apartment/Row House No. 17 admeasuring 63.75 Sq. Mtrs. carpet area and alongwith absolute and exclusive right to use, utilize and enjoy the Porch Terrace area admeasuring 7.42 Sq. Mtrs. alongwith the land admeasuring 56.73 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MR. VINAY RAVINDRA JAIN



Agreement Regd. No. 1769 on 5/3/2014 NSK - 3

(18) Family Unit - Apartment/Row House No. 18 admeasuring 63.75 Sq. Mtrs. carpet area and alongwith absolute and exclusive right to use, utilize and enjoy the Porch Terrace area admeasuring 7.42 Sq. Mtrs. alongwith the land admeasuring 57.04 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - [1] MRS. MANDA BHASKAR KHAIRNAR
[2] MR. RAMESH BHASKAR KHAIRNAR

Agreement Regd. No. 9669 on 36/11/2013 NSK - 3

(19) Family Unit - Apartment/Row House No. 19 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 57.29 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MR. ANAND CHANDRAKANT THAKKAR

Agreement Regd. No. 4102 on 9/7/2015 NSK - 3

(20) Family Unit - Apartment/Row House No. 20 admeasuring 63.75 Sq. Mtrs. carpet area alongwith the land admeasuring 57.53 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MR. SURESH CHIMANRAO GAVALI

Agreement Regd. No. 1404 on 5/3/2015 NSK - 3

(21) Family Unit - Apartment/Row House No. 21 admeasuring 96.22 Sq. Mtrs. carpet area and alongwith absolute and exclusive right to use, utilize and enjoy the Porch Terrace area admeasuring 15.27 Sq. Mtrs. and alongwith the land admeasuring 105.75 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MR. JALINDAR LAXMAN SHINDE

Agreement Regd. No. 3807 on 27/5/2014 NSK - 3

(22) Family Unit - Apartment/Row House No. 22 admeasuring 61.60 Sq. Mtrs. carpet area and alongwith absolute and exclusive right to use, utilize and enjoy the Porch Terrace area admeasuring 14.72 Sq. Mtrs. and alongwith the land admeasuring 66.19 Sq. Mtrs. of undivided ownership in land as mentioned in the second schedule.

Name of Owner - MR. BHIVAN BABURAO ANDHALE

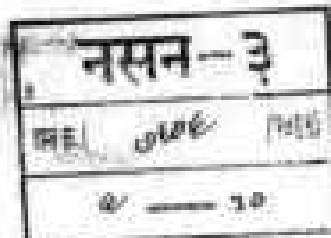
Agreement Regd. No. 1412 on 30/3/2014 NSK - 3

COMMON AREAS AND FACILITIES :-

- (a) All that piece and parcel of the land as described the schedule written hereunder.
- (b) Following facilities are located throughout the building :-
- Common plumbing network throughout the building.
 - Common sanitary network throughout the building.

RESTRICTED COMMON AREAS :-

- That all the apartment owners shall jointly pay the R.A. taxes while all the municipal taxes and water charges of the respective row HOUSEs shall be paid by the respective row HOUSE owners.
- That all the front side and back side marginal space shall be used and utilize by the respective individual apartment owner and no body else. That the marginal space surrounding the corner units shall be available for use and enjoyment by the owner of the said units only and no body else.
- An undivided ownership is granted to the Row House's owners in case any time in future due to clause 1 of the commencement



certificate any area is subjected for road the Row HOUSE owners shall surrender such land for the road without any compensation or damages against the grantor and Nashik Municipal Corporation.

4. That the entire land below and around the row house as mentioned above and the entire construction including the construction of row house and the balconies, terraces, adjoining and above the row house shall be owned by the respective row house owners.
5. That the common wall in between to houses shall be commonly owned by the two row house owners and no row house owners shall claim entire ownership in the common wall.

NINTH: (a) That the right, title and interest of each owner of a family unit in the general/restricted common area and facilities as listed above and their proportionate share in the profits and common expenses in the general common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of **J. P. PARK ROW HOUSES APARTMENT Condominium** is based on the proportionate area of each family unit to the total area of the all family units as follows :

Row HOUSE No.	Undivided Ownership in Land
1	55.81 Sq. Mtrs.
2	53.59 Sq. Mtrs.
3	53.73 Sq. Mtrs.
4	53.58 Sq. Mtrs.
5	53.41 Sq. Mtrs.
6	53.40 Sq. Mtrs.
7	53.55 Sq. Mtrs.
8	53.71 Sq. Mtrs.
9	53.88 Sq. Mtrs.
10	54.04 Sq. Mtrs.
11	54.25 Sq. Mtrs.
12	54.55 Sq. Mtrs.
13	55.00 Sq. Mtrs.
14	55.43 Sq. Mtrs.
15	55.88 Sq. Mtrs.
16	56.32 Sq. Mtrs.
17	56.73 Sq. Mtrs.
18	57.04 Sq. Mtrs.
19	57.29 Sq. Mtrs.
20	57.53 Sq. Mtrs.
21	105.78 Sq. Mtrs.
22	68.19 Sq. Mtrs.
	1275.01 Sq. Mtrs.

(b) The proportionate representation for voting purposes provided in (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto as Exhibit B.

(c) Apartment and the percentage of undivided interest in the common areas and facilities appertaining to the apartment (each apartment are not encumbered in any manner whatsoever on the date of this Declaration.

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TENTH: That the Administration of Condominium consisting as aforesaid of the building and parcel of land described in the schedule of this declaration shall be in accordance with the provisions of this declaration and with the provisions of the bye laws which are made a part of this declaration and are attached hereto as Exhibit B.

ELEVENTH: That as appear above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Apartment Ownership Act 1970, so that all the family units may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a restricted common areas and family of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and in addition the specified undivided interest in the restricted common areas and facilities.

TWELTH: That so long as the Grantor owns one or more of the family units, the Grantor shall be subject to the provisions of this Deed and of the Exhibits A and B attached hereto and the Grantor covenants to take no action which will adversely affect the rights of the Association of Apartment Owners with respect to assurances against latent defects in the building or other rights assigned to the Association by reason of the establishment of the **J. F. PARK ROW HOUSES APARTMENT Condominium**.

THIRTEENTH: That the general Common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

FOURTEENTH: That the percentage of the undivided interest in the restricted common areas and facilities established herein shall not be charged except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

FIFTEENTH: That the undivided interest in the restricted common areas and facilities shall not be separated from the family unit in 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.

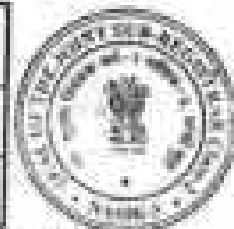
SIXTEENTH: That each apartment owner shall comply with the provisions of this declaration, the bye-laws decision and resolutions of the Association of Apartment Owners of its representative and failure to comply with any such provisions decisions or resolutions shall be grounds for an action to recover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

SEVENTEENTH: That the dedication of the property to the plan of apartment ownership herein shall not be revoked or the property removed from the plan of apartment ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instrument.

EIGHTEENTH: That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or common areas and facilities or by the abandonment of his family unit.

NINETEENTH: All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family units shall constitute a charge on such family unit prior to all other charges except

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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 apartment.

TWENTYTH: That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this declaration and that the mere acquisition or rental of any of the family unit of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this declaration are accepted and ratified. The respective family unit shall not be rented or given on leave and license or care taker basis by the app. owners thereof for transient or hotel 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 foregoing obligations, the app. owners of the respective family unit shall have the absolute right, to lease such unit or give it and leave and license or care taker basis provided that said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the bye laws in Exhibit B attached hereto.

TWENTY FIRST: That if the property, subject to the plan of app. ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act 1970.

TWENTY SECOND: That where a family unit is sold by a mortgagee in exercise of his powers of sale under an English Mortgage 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 assigns shall be liable, for assessments by the association of title by such acquirer, it being understood, however that the above shall not be construed to prevent the association of apartment owners from filing and claiming charge for such assessments and enforcing same as provided by laws, and that such charge shall be sub-ordinate to such mortgage.

TWENTY THIRD: That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable for all unpaid assessments by the association of apartment owners against the respective share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee thereof. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the association, as the case may be setting forth the account 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 assessment made by the association of apartment owners against the grantor in excess of the amount therein, set forth.

TWENTY FOURTH: The amendment to this Declaration will be effected after passing a resolution to that effect in the meeting of all the Apartment Owners and for such resolution the consent of each apartment owner for the same will be necessary and in pursuance of the resolution passed the Board of Managers will be entitled to effect such amendment to the declaration provided such amendment is registered.

TWENTY FIFTH: The service of the notice and/or summons or any type of the correspondence will be made at the address subsequently informed by the Apartment Owners to the Board of Managers in writing.

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FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land bearing S. No. 31/1/2/2/1/31/1/2/2/4 bearing Plot No. 1/2/3/4/5 total admeasuring 2817.57 Sq. Mtrs. Situated at Makhmalabad, Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation Bounded as follows:

On or towards East : By Colony Road
On or towards West : By S. No. 31/1/2/1
On or towards South : By Open space
On or towards North : By 12 Mtrs. Colony Road

SECOND SCHEDULE OF THE SAID LAND

All that piece and parcel of land admeasuring 1273.01 Sq. Mtrs. out of S. No. 31/1/2/2/1/31/1/2/2/4 bearing Plot No. 1/2/3/4/5 total admeasuring 2817.57 Sq. Mtrs. Situated at Makhmalabad, Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation Bounded as follows:

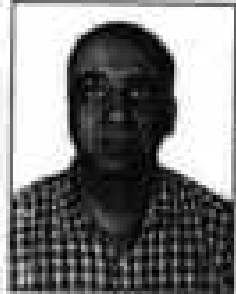
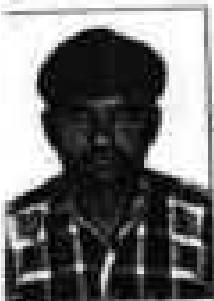
On or towards East : By Colony Road
On or towards West : By Plot No. 1 To 5 Part
On or towards South : By 2.25 Mtrs. Western Road going to Western side area out of Plot No. 1 to 5
On or towards North : By 12 Mtrs. Colony Road

IN WITNESS WHEREOF THE GRANTORS HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
M/s. J.P. BUILDERS AND LAND DEVELOPERS
Through its PARTNER
1) MR. HARESH HANSRAJ UNJIYA

2) MR. SUNIL LAKHANLALA AHUJA
(GRANTOR)

WITNESSES :



Hareesh H. Unjiya

Sunil Ahuja

[Signature]

[Signature]

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EXHIBIT "B"
EYE LAWS OF J P PARK ROW HOUSES APARTMENT CONDOMINIUM
CHAPTER I

1) SHORT TITLE & APPLICATION

These bye-laws may be called "the Bye-laws of the J P PARK ROW HOUSES APARTMENT CONDOMINIUM. The provisions of these bye laws apply to the J P PARK ROW HOUSES APARTMENT CONDOMINIUM.

All persons or future owners, tenants, future tenants or their employees or any other persons 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 license of any of the family units (hereinafter referred to as the "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.

2) DEFINITIONS :

- i) In these bye laws, unless the context requires otherwise:-
- a) "Act" means the Maharashtra Apartment Ownership Act, 1970.
- b) "Association" means the association of all the Apartments Owners Constituted by such owners for the purpose of J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM.
- c) "Board" means a Board of Managers consisting of 3 persons all of whom shall be owners of Apartment in the J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM.
- d) "Building" means the building located land admeasuring 1273.01 Sq. Mtrs. out of S. No. 31/1/2/2/1/31/1/2/2/4 bearing Plot No. 1/2/3/4/8 total admeasuring 2817.57 Sq. Mtrs. Situated at Makhmalabad, Taluka and District Nashik, and known as the J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM and includes the land forming part thereof.
- e) "Declaration" means the declaration which the sole owners of the building or all the owners of the building have execute registered as provided in the section 2.
- f) "Owner" or "Apartment Owner" means the person owning apartment in the J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM.
- h) "Section" means a section of the Act.
- i) "unit" means a family unit in the J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM.
- j) "Registrar" means the Registrar of the co-op. Societies.

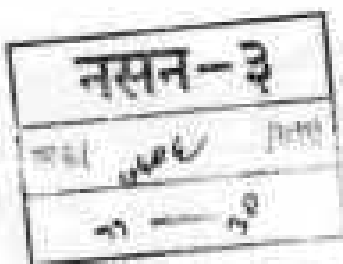
2) Words & expression used in these bye laws but not defined therein shall have the meaning respectively assigned to them in the act.

3) APARTMENT OWNERSHIP :

The Building located on property land admeasuring 1273.01 Sq. Mtrs. out of S. No. 31/1/2/2/1/31/1/2/2/4 bearing Plot No. 1/2/3/4/8 total admeasuring 2817.57 Sq. Mtrs. Situated at Makhmalabad, Taluka and District Nashik known as the J P PARK ROW HOUSES APARTMENT CONDOMINIUM is submitted to the provisions of the Act.

4) OBJECT OF ASSOCIATION :

- i) The objects of the association shall be :



- a) To be and act as the association of the Apartment Owners of the building called **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM** of property land admeasuring 1273.81 Sq. Mtrs. out of B. No. 31/1/2/3/1/31/1/3/2/4 bearing Plot No. 1/3/3/4/5 total admeasuring 2817.57 Sq. Mtrs. Situated at **Makhmalabad, Taluka and District Nashik** (Hereinafter called the "Said Building") who have filed their respective Declarations submitting their apartments to the provisions of the Act.
- b) To invest or deposit moneys:
- c) To provide for the maintenance, repair & replacement of the common areas & facilities by contributions from the apartment owners, and if necessary, by raising loans for that purpose:
- d) To retain & rent or license if possible, suitable portions of the common areas to outsiders for commercial purposes and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund:
- e) To provide for all & do all & any of the matters provided in the Sub Section (2) of Section 16:
- f) To advance, with the consent of the Apartment owners, any short term loans to any apartment owners in case of emergent necessity & to provide for the repayment thereof in lump-sum or in installments:
- g) To establish & carry on, its own accounts or jointly within individuals or institutions, educational, physical, social & recuperative activities for the benefits of the Apartment Owners:
- h) To frame rules, within the approval of the general meeting of the association & after consulting the Competent Authority & may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association:
- i) To do all the things necessary or & otherwise provide for their welfare expedient for the attainment of the objects specified by the bye-laws.
- 2) The association shall not act beyond the scope of its objects without duly amending the provisions of these bye laws for the purpose.

3) MEMBERS OF THE ASSOCIATION :

All persons who have purchased apartments in the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM** & executed respective Declarations u/s. 5 submitting their apartments to provisions of the act shall automatically be the members of the association, and shall pay the sum of One Rupee as entrance fee & may purchase at least one share of the face value of RS. 100/- each. Each apartment owner shall receive a copy of the bye-laws on payment of One Hundred Rupees.

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 Donee shall automatically become a member of the Association, & shall be admitted as member on payment of the entrance of One Rupee. The shares held by the Apartment owner shall be transferred to the name of such purchaser or donee on payment of one rupee to the association.

3) On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal 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 same, in the register of

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apartment owners maintained by the Secretary for the purpose of Administration of the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM** as apartment owner or joint apartment owners. Where any legatee is a minor, the apartment owner shall be entitled to appoint a guardian of such minor.

6) JOINT APARTMENT OWNERS:

Where an apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but the person whose 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 owners holding the shares jointly).

8) DISQUALIFICATIONS:

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

CHAPTER - II VOTING QUORUM AND PROXIES

9) VOTING:

Voting shall be on a percentage basis and the percentage of 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 bye-laws the presence in person of a majority of owners shall constitute a quorum.

11) VOTES TO BE IN PERSON:

Votes shall be cast in person.

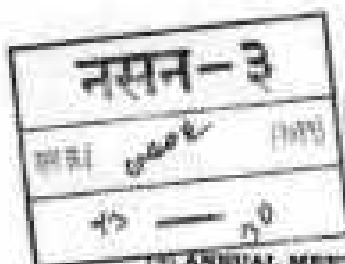
CHAPTER - III ADMINISTRATION

12) POWERS & DUTIES OF THE ASSOCIATION:

The association shall have the responsibility of administering the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM**, approving the annual budget establishing and collecting monthly assessments and arranging for the management of the Condominium in an efficient manner. Except as otherwise provided, resolutions of the association shall require approval by a majority of the owners, casting votes in person.

13) PLACE OF MEETINGS:

Meeting of the association shall be held at suitable place convenient to owners as may from time to time be designated by the Association.



14) ANNUAL MEETINGS :

The first annual meeting of the association shall be held within a period of two months from the date of registration of the declaration. Thereafter the annual meeting of the association shall be held on the 1st day of May of each succeeding year. At such meetings there shall be elected by ballot of the apartment owners a Board of Managers in accordance with the requirements of bye-laws 23. The owners may also transact such other business of the Association as may properly come before them.

15) SPECIAL MEETINGS :

It shall be the duty of the President to call a special meeting of the Apartment Owners as directed by the resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any Officer duly authorised by him in his behalf. The notice of any special meeting shall state the time and place of such meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four-fifths of the owners present in person.

16) NOTICE OF MEETING :

It shall be the duty of the secretary to mail or send a notice of each annual or special meeting. Stating the purpose thereof as well as the time and place where it is so held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this bye law 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.

17) ADJOURNED MEETINGS :

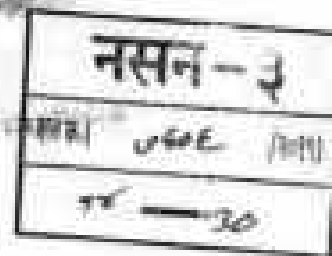
If any meetings of any owners cannot be organised because a quorum has not attended the owner who are present, may adjourn the meeting to a time not less than 48 hours from the time the original the meeting was called. If at such adjourned meetings also, no quorum is present the owners present in person been not less than two shall form a quorum.

18) ORDER OF BUSINESS:

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

- a) Roll call
- b) Proof of notice of meeting or waiver of notice
- c) Reading of minutes of preceding meeting.
- d) Report of Committee.
- e) Report of the Housing Commissioner, or the Registrar or of the Officer duly authorised 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



19) **MANAGEMENT OF ASSOCIATION :**

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

20) **POWERS AND DUTIES OF BOARD :**

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

21) **OTHER DUTIES :**

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

- a) Care, upkeep & surveillance of the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM**, and the common areas and facilities and the restricted common areas and facilities.
- b) Collection of monthly assessment from the owners.
- c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM**, and the common areas and facilities and the restricted common areas and the facilities.
- d) To provide for the manner in which the audit and the account of the association shall be carried out.
- e) To inspect the accounts kept by the secretary and /or the treasurer and examine the registers and account books and to take steps for the recovery of all sums due to the association.
- f) To sanction working expenses, count cash balance and deal with other miscellaneous business.
- g) To see that cash written up promptly and is signed duly by one of the members of the Board authorized in this behalf.
- h) To hear and deal with complaints.

22) **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 the bye-law 21.

23) **ELECTION & TERM OF OFFICE :**

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of each respective Manager. A successor shall be elected to serve a term of three years. The Manager shall hold office until their first meeting. (If a larger Board is contemplated, the terms of Office shall or 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 than the removal of a manager by a vote of the association shall be filled by vote of the majority of the remaining managers, even though they may constitute

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than 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 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 successor may then and there be elected to fill the vacancy thus created. Any manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26) REGULAR MEETINGS :

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

27) SPECIAL MEETINGS :

Special Meetings of the Board may be called by the President on three days notice to each Manager, give personally or by mail or telegraph, which notice shall state the time, place (as herein above provided) 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 the written request of at least three Managers.

28) WAIVER OF NOTICE :

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

29) QUORUM :

At all meetings of the Board 1/3 of the total strength of the Managers shall constitute a quorum for Managers present at the meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting, from time to time 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.

30) FIDELITY BONDS :

The board may require that all officers and employees of the association handling or responsible for association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the association.

CHAPTER V OFFICERS

31) DESIGNATION :

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The principal officers of the association shall be president, Vice President a Secretary and a Treasurer all of whom shall be elected by and form the Board. The Board may appoint an assistant Treasurer and an assistant Secretary and such other officers as in their judgment may be necessary. In the case an association of One Hundred owners or less, the officers of Treasurer and Secretary, may be filled by the same person.

32) ELECTION OF OFFICERS :

The Officers of the association shall be elected annually by the Board of the Organisation meeting of each new Board and shall hold office at the pleasure of the Board.

33) REMOVAL OF OFFICERS :

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

34) PRESIDENT :

The President shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to the power to appoint committees from among 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.

35) 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 the President nor the Vice President is able to act, the board shall appoint some other member of the Board as to act on an interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by Board.

36) SECRETARY :

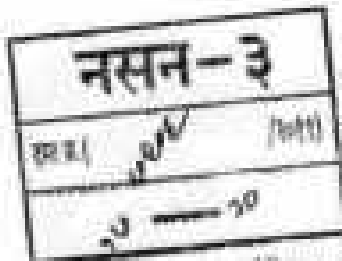
The Secretary shall keep the minutes of all meetings of the Board and the Minutes of all the meetings of the association, he shall have charge of such books and papers as the Board may direct; and he shall, in general, perform all the duties incidental to the office of the secretary.

37) 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 disbursements in books belonging to the association. He shall be responsible of the deposit of all moneys and other valuable effects in the name and to the credit and the association in such depositories as may from time to time be designated by the Board.

CHAPTER VI OBLIGATIONS OF THE APARTMENT OWNERS

39) ASSESSMENTS :



All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM**, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricanes, fire, earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value owned, as stipulated in the declarations. Such assessments shall include monthly payments to a General Operating Reserve Fund and a Reserve Fund for replacements.

40) MAINTENANCE AND REPAIR :

- 1) Every owner must perform promptly, all maintenance repair work within his own unit, which if omitted would affect the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM** in entirety or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may entail.
- 2) All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air-conditioners, 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 expenditures incurred in repairing or replacing any common areas & facility damaged through his fault.

41) USE OF FAMILY UNITS-INTERNAL CHANGES :

- 1) All units (except units on the Ground floor, shop premises) shall be utilized for residential purposes only.
- 2) An owner shall not make any structural modifications or alterations in his unit or installation 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 modifications, alteration or installation.

42) USE OF COMMON AREAS AND FACILITIES AND RESTRICTED COMMON AREAS AND FACILITIES :

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 **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM** and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind such areas shall be used for no other purpose than for formal transit through them.

43) RIGHT OF ENTRY :

- a) 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 treating his unit whether the owner is present at the time or not.
- b) An owner shall permit other owners or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for electrical services provided that request for

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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 the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM** shall post any advertisement or posters of any kind in or on the building except as authorised by the association.
- 2) Residents shall exercise extreme care about making noises or the use of the musical instruments, radios, televisions and amplifiers that may disturb others, residents keeping domestic animals shall abide by the Municipal Sanitary bye laws or regulations.
- 3) It is prohibited to hang garments, rugs, etc. from the windows balconies or from any of the faces of the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM**.
- 4) It is prohibited to drier rugs, etc. by heating on the exterior part of the said condominium.
- 5) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.
- 6) No owner, resident or lessee shall install wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. on the exterior of the **J. P. PARK ROW HOUSES APARTMENT CONDOMINIUM** or that passed through the walls or the roof of that condominium except as authorised by the Association.

CHAPTER - VII FUNDS AND THEIR INVESTMENTS

45) **FUNDS :**

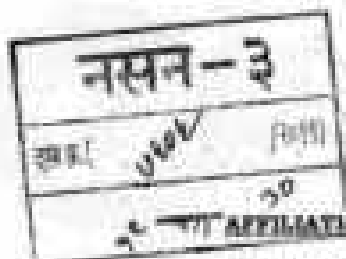
Funds may be raised by the Association in all or any of the following ways namely :

- a) By shares
- b) By contributions and donations from the apartment owners.
- c) From common profits which shall form the nucleus of the reserve funds.
- d) By raising loans, if necessary subject to such terms and conditions as the associations, with the approval of the Competent Authority may determine in his behalf.

46) **INVESTMENT :**

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 in the State Co. Op. Bank or any other Schedule Bank decided by the meeting.
- b) In any of the securities specified in Section 30 of the Indian Trusts Act 1882.
- c) In any Co. Op. 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.



Should there be any Federation of Apartment Owners in the locality in which the J. P. PARK ROW HOUSES APARTMENT CORDOMINIUM 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.

40) ACCOUNTS :

1) A banking account shall be opened by the association into which all moneys received on behalf of the association shall be paid, provided that the Secretary, may retain in his personal custody an amount not exceeding RS. 100/- for petty expenses. All payment above RS. 100/- shall be made by Cheque by the secretary and one member of the board.

2) Each apartment owner shall have a pass book in which the secretary shall enter amount paid to be or received for his share in receipts of profits from common areas and contributions towards common expenses and his share of assessment and other dues, if any, in respect of his apartments.

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

- a) The profit and loss account;
- b) The receipts and expenditure of the previous financial years and,
- c) A summary of the property and assets and liabilities of the common areas and facilities of the association giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at ;

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 than 15th August every year.

5) Every financial statement shall be accompanied by a complete list of the apartment owners. There shall also accompany the financial statement in a similar list of loans. The financial statement shall state up to what date profits and expenses of common areas are included.

40) PUBLICATION OF ACCOUNTS AND REPORTS :

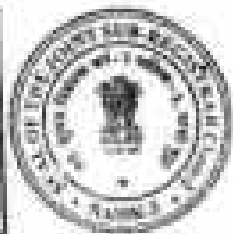
A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the office of the association.

50) APPOINTMENT OF AUDITOR :

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

51) POWER OF AUDITOR :

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The auditor shall be entitled to call for examine any papers 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 special report to the association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VII **MORTGAGES**

52) NOTICE TO ASSOCIATION :

An owner who mortgages his units shall notify the association through the Manager, if any or the President of 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 "Mortgages of Units".

53) NOTICE TO UNPAID ASSESSMENTS :

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

CHAPTER - IX **COMPLIANCE**

54) COMPLIANCE :

These bye laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act 1970. In case any of these bye laws conflict with the provisions of the said Act, it is hereby agreed and accepted that 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 resolution of the board and every deed of instrument in which the seal is affixed shall be attested for or on behalf of the association by two members of the board and the secretary or any other person authorized by the association in that behalf.

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

56) AMENDMENT OF BYE LAWS :

These bye laws may be amended by the association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the J. P. PARK ROW HOUSES APARTMENT CORDONMENTUM as shown in the Declaration.

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घोषणापत्र/शपथपत्र



मी/आम्ही काही काही कायदा या नोंदणी महसिलीकृत महसूल पत्र, पुणे येथे दि. १९/०६/२०१९ रोजीचे पत्रावरून आम्ही घोषणा काढली की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील विवरण हि फावटपुढील अथवा दुसऱ्या कितीही होत नाही त्यामुळे याचा आम्ही अधिकृत कोण केलेला आहे. दस्तऐवज लिहून देणार/कुलसुत्राधारक हे बरे असून आम्ही स्वतः काही करत केलेली आहे.

आम नोंदणीकृत दस्तऐवज निष्पादन करताना नोंदणी प्रक्रियेनुसार आम्हाला जबाबदारी मी/आम्ही दस्तऐवज विवरणातील मालक/मालक हक्कदार/कर्मचारि/शिवायकीत व्यक्ती यांची मालकी (Title) तसेच विवरणातील मालकाने नेमून दिलेल्या कुलसुत्राधारक मालक (Power Of Attorney Holder) लिहून देणार हे हक्क आहेत व असे मुलाधारक अद्यापही अस्तित्वात आहे व आजपर्यंतचे व्हा झालेले नाही याची मी/आम्ही काही देत आहोत. तसेच सदरही विवरण सामान मालकीची नाही व विवरणातील हक्क, कर्तव्य, बंधन, विवरण बंधन, सामान बंधन व कुलसुत्राधारकांनी केलेल्या व्यवहाराच्या अटीत राहून आम्हाला अधिकृत व्यवहार पूर्ण करत राहोता हक्क निष्पादन केलेला आहे.

आम दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत झालेल्या सादरीकरणाने नोंदलेला दस्तऐवज केलेला आहे. दस्तऐवज संतुर्त नसत, निष्पादन नाही, दस्तऐवज व कोणा कोणत्याही कायदासाठी कायदा नसत नाही. दस्तऐवज सत्यता, वैधता, कोर्ट काही हक्क, कोर्ट दस्त या कायदांनी दस्त निष्पादन व कसुतीधारक हे संतुर्तले जबाबदार राहतील.

या दस्तऐवज नोंदणी प्रक्रियेमध्ये कोणत्याही कायदा पुढे कायदा ही नाही आहे व विवरणातील हक्कांमालकाचा कोणत्याही हक्क अधिकारी/या. न्यायालय/या. उच्च न्यायालय यांचा काही हक्क नाही. कोण महसूल नोंदणी नियम १९६९ चे नियम ४४ नुसार कायदा होत नाही याची मी/आम्ही काही देत आहोत.

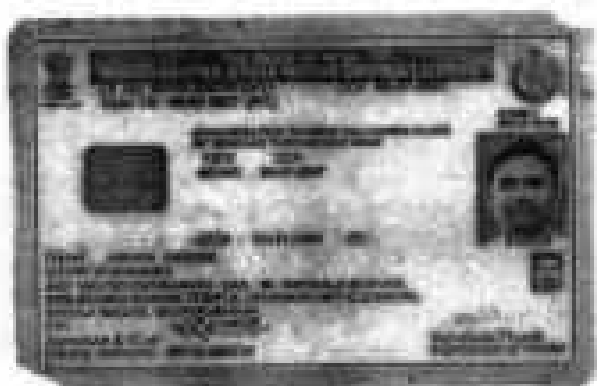
नोंदणी नियम १९६९ चे नियम ४४ व वेळोवेळी या. न्यायालयाचे/या. उच्च न्यायालयाचे दिलेल्या निर्णयानुसार दस्तऐवजातील विवरणातील मालक/कुलसुत्राधारक यांची मालकी व दस्तऐवजाची वैधता सत्यता ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हाला पूर्णपणे जाणीव आहे.

आम्हाला विवरणातील मालका होत असलेली धावपत्र/मालकीकृत/मालका व त्या अनुषंगाने घेतिलेले अंतर्गताने दस्तऐवज होत असलेले पुढे हे कायदा दस्तऐवजातील विवरणातील मालक तसेच मालक आम्ही दस्तऐवज केलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदणीकृत झालेल्या व्यवहारात मालकानुसार मुद्रांक शुल्क किंवा नोंदणी की काही लावली/मुद्रांकित केली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेहीन असून असल्यास त्यात मी/आम्ही व दस्तऐवजातील सर्व निष्पादन जबाबदार राहता आहोत याची आम्हाला पूर्ण कायदा आहे.

आम्हाला मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा मुद्रांक पत्रावरून शुल्क केलेले नाही. या अधिनियम सहा अंतर्गत मालकानुसार कोणत्याही मुद्रांक पत्रावरून मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व यातील दंड कोर्टा १८६० मधील सादरीकरण ६ याच्या नियम यात राहता आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. आम्हाला हे घोषणा/सत्यता दस्तऐवज घात मालक होत आहोत.

लिहून देणार...

लिहून देणार...



W-10



हनुमान चालीसा मंत्रावली

आवक सं. / दिनांक / २०२३ / ३०/०८/२०२३

दिनांक : ०६/०८/१९८८

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जे.पी. बिन्दुर्न अँड लॅन्ड डेव्हलपर्स आर्कीटेक्चर्स संस्था

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प्रकाशित दिनांक २० मार्च १९७७

आवक क्र. सी 2/मोसी/८७ दिनांक २३/०५/२०१८

संविदां पालन / काली दिनांक ३०.६.१९८९

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पृष्ठ सं. १८५

महामातुल्य

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लकन्याद्विना सधमा फलित

पञ्जाबाई इन्स्टीट्यूट ऑफ मॅनेज्मेंट स्टडीज डी. सी. २/१६५/२०१६

Page 06/08/1992

સિદ્ધાન્તો અભિલેખ/શિલા/પ્રસ્થાપના સ્તંભ

अभ्यास

प्राप्त दिनांक 39/30

आपके निरीक्षणवाहक की पूर्ण प्रतों आपसुन निर्वाही, निवासीय, वैधानिक,

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गणित अतिरिक्त तालुका प्रशासकीय कार्य अन्तर्गत आनेवाला कार्य हो

- [illegible]

- 1) सदर इशतरीया नगर निवासी/निवासीन/सैनिक/ अधिवसी कार्यालयीन कारा वैत.
सु. कारागार कारा सेवा यही. कारागार कारा कारायाया इलाया (मंडीत कारागार) पूर्ण जालनी भवती लाते.

- ४) अतिरिक्त विभागका अतिरिक्त दुसऱ्या क्रमांक

- ३) सर्वोत्तम विभागका नामांकन टिप्पणी करें।

- ૪) અગ્રણી માનવબળ વસતીના સંબંધિત વિભાગનું સર્વેક્ષણ.

- ५) सदा प्रार्थना २-२ पाठ्या पूर्ण पत्राची शिक्षण कार्यवाही व कार्यवाहीमध्ये कोठ्याही बदल करता येता, ही कार्यवाही आदेशाने आदेशाने नियमांनीत आदेशाने बदल करता येईल.

- 4) 12/11/2023 23:20/ 11/11/2023 22:00/ 11/11/2023 21:00/

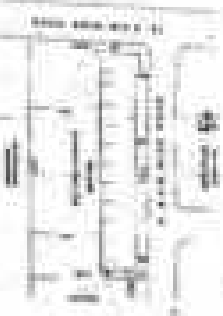
उत्तर: सप्तमिका आदि

समर्थकारी अभियंता
जल नियोजन विभाग
परीक्षक महामन्त्री, नमिब

तयन-३



Country	1950	1960	1970	1980
Algeria	~45	~35	~25	~15
Argentina	~10	~5	~2	~1
Brazil	~35	~25	~15	~10
Cameroon	~55	~45	~35	~25
Chad	~65	~55	~45	~35
Cote d'Ivoire	~50	~40	~30	~20
Dominican Republic	~15	~10	~5	~2
Egypt	~40	~30	~20	~10
Guatemala	~45	~35	~25	~15
Honduras	~40	~30	~20	~10
India	~45	~35	~25	~15
Indonesia	~40	~30	~20	~10
Kenya	~55	~45	~35	~25
Madagascar	~50	~40	~30	~20
Mali	~60	~50	~40	~30
Mexico	~15	~10	~5	~2
Morocco	~45	~35	~25	~15
Niger	~65	~55	~45	~35
Nigeria	~55	~45	~35	~25
Paraguay	~10	~5	~2	~1
Peru	~15	~10	~5	~2
Rwanda	~50	~40	~30	~20
Senegal	~55	~45	~35	~25
Sierra Leone	~50	~40	~30	~20
Tanzania	~55	~45	~35	~25
Togo	~50	~40	~30	~20
Tunisia	~40	~30	~20	~10
Uganda	~55	~45	~35	~25
Zambia	~50	~40	~30	~20

[illegible][illegible][illegible]

Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
18-24	12.5	11.8	13.2	12.0
25-34	28.3	27.5	29.1	28.0
35-44	22.1	21.5	22.8	22.0
45-54	18.7	18.2	19.3	18.5
55-64	14.2	13.8	14.6	14.0
65+	5.2	5.1	5.4	5.0

33/9/42-33/11/44



एक मुद्रा पत्र

द्वितीय श्रेणी का

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महाराष्ट्र राज्य (संशोधन व शोध पत्र)

पत्र-

संख्या-

३३७८८

दिनांक

२३/११/४२

प्रमाणित/वि. संख्या

२३७८८

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(मुद्रा) का
(३३७८८)

प्रमाणित/वि. संख्या

२३७८८

नमून-३

महाराष्ट्र राज्य

२३७८८



नसम-३



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 5(a))**

This registration is granted under section 5 of the Act to the following project under project registration number /
PR1000002588

Project: J P Park, Plot Bearing / CTS / Survey / Final Plot No. 311/22/1, 311/22/4 plot no. 1 to 5 in Nashik (M Corp.),
Nashik, Nashik, 422003.

1. J P Builders & Land Developers, having its registered office / principal place of business at Taluk: Nashik, District:
Nashik, Pin: 422003

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 8 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Villages) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realized 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 (2) of clause (3) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realized hereafter 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.

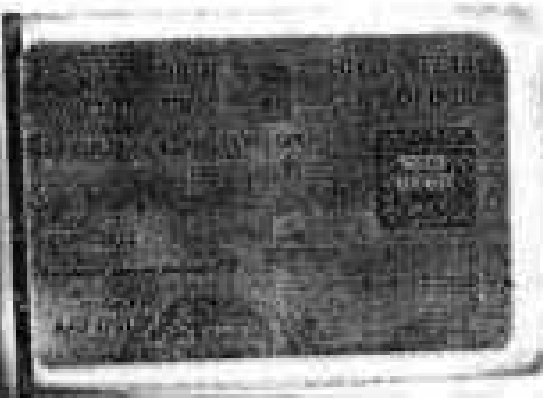
- The Registration shall be valid for a period commencing from 02/06/2017 and ending with 26/07/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall seek 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. Vinayak K. Kulkarni
(Secretary, MahaRERA)
Date: 02/07/2017 7:47:43 PM

Date: 02/06/2017
Place: Mumbai

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



नसन-३	
मार्क	५५०८ (१५)
✓ — 70	

