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c) It is prohibited to dust rugs etc. from the windows all to clean rugs etc. by beating on the exterior part of the said **DHATRAK HEIGHTS APARTMENT B-WING.**

d) It is prohibited to throw garbage or trash out side the disposal installations areas. If such installation is not provided, all the garbage or trash shall be collected in a vessel and thrown in the Municipal dust bin.

e) No owner, resident or lessee Shall install wiring for electrical or telephone installations, T.V. antenna, machines, or air conditioning units etc. on the exterior of the **DHATRAK HEIGHTS APARTMENT B-WING** or that protrude through the wall or the roof of the Apartment except as authorized by the Association.

CHAPTER – VII

FUNDS & INVESTMENTS

(44) **FUNDS :-**

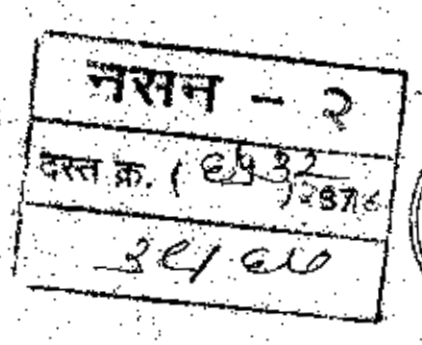
Funds may be raised by the Association in all or any of the following ways, namely;

a) By Shares.

b) By Contributions and donations from the apartment Owners.

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

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



(45) **INVESTMENTS :-**

The Association may invest or deposit its funds in the State Co-operative Bank, or

a) In the Central Co. op. Bank, or

b) In any of the Securities specified in the Section 20 of Indian Trust Act, 1882, or

c) In any Co. op. Bank other than these referred to in clause (a) of this by laws or in any banking company approved for this purpose by the Association.

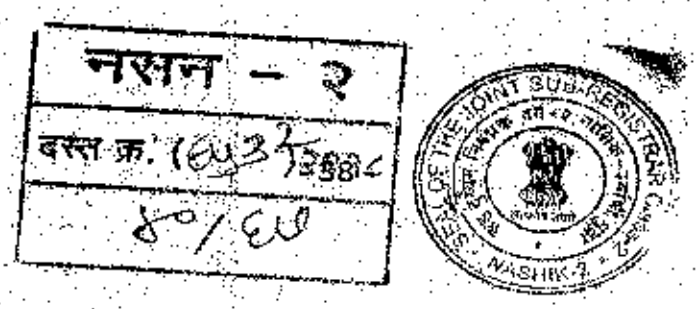
(46) **AFFILIATION :-**

Should there be any federation Of Apartment owners in the locality in which **DHATRAK HEIGHTS APARTMENT B-WING** is situated, the Association may become the member thereof and pay sums from time to time payable to such federations, under the rules thereof.

(47) **ACCOUNTS :-**

a) The Banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that Secretary may retain in his personal custody an amount not exceeding Rs. 500/- for petty Cash expenses. All the payments above 500/- shall be made by cheque signed by the Secretary and One Member of the Board.

b) Each Apartment owner shall have a Pass Book in which the Secretary shall enter amounts paid to or received for his share in respect of profit from common areas and contributions towards common expenses, and share of assessment and other dues, if any, in respect of the apartment.



The association shall on or before 31st March, in each year Publish an audited Financial Statements in respect of the common areas and facilities containing ;

i/- The Profit and Loss Account.

ii/- The Receipt and Expenditure of the Previous Financial Year.

iii/- A summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclosed the general nature of these liabilities and assets and how the value of the fixed assets has arrived at.

iv/- The additional financial statements shall be opened to the Inspection of any member of the Association during office hours and in the office of the Association and copy thereof shall be submitted to the Competent authority not later than 31st March every year.

v/- Every financial statement shall be accompanied by a complete list of the apartment owners, There shall also accompany the financial statement a similar list of loans. The Financial statement shall state up to date profit and expenses of the common areas are included.

(48) **PUBLICATION OF THE ACCOUNTS AND REPORTS :-**

A copy of the last financial statements and of the report of the Auditor, if any shall be kept in a conspicuous place in the office of the Association.

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(49) **APPOINTMENT OF AUDITOR :-**

The Association shall appoint at its General Meeting an Auditor who shall audit the accounts of the Association to be prepared by the Board as here in before provided and shall examine the annual return and verify the same, with the accounts relating there to and shall either sign the same as found by him to be correct, duly vouched and in accordance with the law, or specially report to the Association in what respect he hinds it in correct un -vouched or not in accordance with law.

(50) **POWER OF AUDITOR :-**

The Auditor shall be entitled to call for and examine and 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 a special report to the Association upon may matter connected with the accounts which appears to him to require notice.

CHAPATER – VIII

MORTGAGEES

(51) **NOTICE TO ASSOCIATION :-**

An owner who Mortgages his Unit, shall notify the association through the Manager, if any or the President of the Board in the event there is no Manager the name and address of his Mortgagee and Association shall maintain such information in a Book entitled "Mortgagees Of Units".

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(52) **NOTICE OF UNPAID ASSESSMENT :-**

The Association shall at the request of a Mortgagee of the Unit report any unpaid assessment due from the owner of such Unit.

CHAPTER – IX

COMPLIANCE

(53) **COMPLIANCE :-**

These by laws are set forth to comply with the requirements of Maharashtra Apartment Ownership Act, 1970. In case any of these by laws conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act, will apply.

(54) **SEAL OF THE ASSOCIATION :-**

The Association shall have a common seal which shall be in custody of the Secretary and shall be used only under the authority of a resolution of the Board and Every deed or instrument to which the seal is affixed shall be attested for and on behalf of the association by two members of the Board and the Secretary or any person authorized by the Association.

CHAPTER – X

(55) **AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP:-**

These by laws may be amended by the Association in a duly constituted meeting for such purpose and no amendments shall affect unless approved by the Owners representing at least 75% of the total value of all the Units in the **DHATRAK HEIGHTS APARTMENT B-WING** as shown in the Declaration.

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४३/८६



LIST OF THE RESIDENTIAL FLAT OWNER IN

DHATRAK HEIGHTS APARTMENT B-WING

RESIDENTIAL UNIT NO	NAME OF THE OWNER
Residential Flat No. 1	Sunil Ragho Wadhve Savita Sunil Wadhve
Residential Flat No. 2	Unsold
Residential Flat No. 3	Vijay Ashok Dhatrak Sunil Ashok Dhatrak
Residential Flat No. 4	Vijay Ashok Dhatrak Sunil Ashok Dhatrak
Residential Flat No. 5	Anil Pralhad Vele Jyotibai Anil Vele
Residential Flat No. 6	Vijay Ashok Dhatrak Sunil Ashok Dhatrak
Residential Flat No. 7	Jeevan Vasantrao Patil
Residential Flat No. 8	Anil Ashok More Shalini Anil More
Residential Flat No. 9	Sagar Pandit Sonawane Amol Pandit Sonawane
Residential Flat No. 10	Unsold
Residential Flat No. 11	Rakesh Ranjan Maya Rakesh Devi
Residential Flat No. 12	Anand Punjaji Pagare Jayshree Anand Pagare
Residential Flat No. 13	Rajendra Pralhad Vele Surekha Rajendra Vele
Residential Flat No. 14	Vishal Sharad Dhangar
Residential Flat No. 15	Unsold
Residential Flat No. 16	Vijay Ashok Dhatrak Sunil Ashok Dhatrak

नक्कल करिता

गां. न. नं. ७, ७अ, व १२

गांव दसक

तालुका नाशिक

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार
२०अ/१४		भोग
मू.का.क्रमांकांचे स्थानिक नाव	२०/१७	३५

गां. नं. क्र. ७

खाते क्रमांक ११७७

भोगवटदाराचे नाव

सिंधुसाबाई मिया चारक (२५१)

विजय हिरामण चारक

सुनिल अशोक चारक (१४१६)

कुळाचे नांव

खंड

	एकर	गुंठे
लागवडी योग्य क्षेत्र	हेक्टर	आर
	चौरस	मिटर
जिरायत -	७५)	४२
बागायत -		
भात शेती -		
एकूण -	७५) -	४२
पो.ख. -		
वर्ग (अ) -	5	
वर्ग (ब) -		
एकूण -	७५) -	४२
आकार बिनशेती -	रूपये	पैसे
जुडी किंवा विशेष -	०	४५
आकार पाण्याबाबत -	५७४	७०
एकूण -		

इतर अधिकार

नरसन - २

दस्त क्र. (८५३२)२०१८

११/८८

गां.नं. क्र. ७ अ

गां.नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकांचे एकूण क्षेत्र: मि.पी.सेंकतांक	जलसिंचित	अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकाचे नांव	जलसिंचित	अजलसिंचित	शा मिश्र पिकाचे क्षेत्र: पिकाचे नांव	जलसिंचित	अजलसिंचित	पडीत पिकास निरूपयोगी जमिनीचा तपशील: प्रकार	क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२००४/२००५	(5)			कोपडी												
२००५/२००७	(5)			कोपडी												
२००७/२००८	(5)			कोपडी												

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. / /२०१

सही

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशिल: मिश्र पिकांचे एकूण क्षेत्र: मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकाचे नांव	जलसिंचित	अजलसिंचित	अ मिश्र पिकाचे क्षेत्र: पिकाचे नांव	जलसिंचित	अजलसिंचित	पडीत पिकास निरुपयोगी जमिनीचा तपशील: प्रकार	क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
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२०१५ / २०१६	(S)			कौ. पडीत												

नासिक - २
दस्त क्र. (६)[illegible]/२०१८
५/६०

SEAL OF THE JOINT SUB-REGISTRAR NASHIK-2

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. २८/५/२०१८

तलाठी
ता. जि. नाशिक

दस्त - २

दस्त क्र. (CUB) 2096

H/EE

NASHIK MUNICIPAL CORPORATION

CO-TP/BP/C4/ 141363
18 / 05 /2016

SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE

TO,

Shri Vijay Ashok Dhatrak And Shri Sunil Ashok Dhatrak.

C/o. Er. Vijay K.Sanap & Stru Engi. Vijay K.Sanap of Nashik

Sub-: Sanction of Building Permit & Commencement Certificate in **Plot No. 35 Of S. No.- 27/B/14 of Dasak Shiwar.**

Ref-: Your Application & Plan dated: 26/05/2015 Inward No.**C4/BP/944/104**

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and build[illegible] under section 253 of The Bombay Provincial Municipal Corporation Act.1949 (Bom. Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan dated [illegible] subject to the following conditions.

CONDITIONS (1 to 43)

1 The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.

2 No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.

3 The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act, 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.

4 This permission does not entitle you to develop the land which does not vest in you.

5 The date of commencement of the construction works should be intimated to this office WITHIN SEVEN DAYS

6 Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].

7 After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.

8 Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

9 The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.

The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on the basis of tenements% a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

10 The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.

11 At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

12 The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

13 Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.

14 Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.

15 All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949.

16 Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Co-operation etc. only their own accord as per the specifications of N.M.C. Applicant shall make the necessary arrangement for water supply as per the undertaking given by him/her. Street lights will not be provided by Municipal Corporation till Electric supply mains of M.S.E.D.C.L. is available at site."

17 There is no objection to obtain electric connection for construction purpose from M.S.E.B.

18 Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

19 Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.

20 Drinking water and adequate sanitation facility including toilets shall be provided for staff & labor engaged on construction work on site by owner/Developers at his own cost.

21 While carrying out construction work proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment department Dated 21/04/2009 for Noise Pollution.

22 A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.

a] Name and Address of the owner/developer, Architect, Engineer and Contractor.

b] Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.

c] Order Number and dates of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.

d] F.S.I permitted.

e] Number of Residential/Commercial flats with their areas.

f] Address where copies of detailed approved plans shall be available for inspection.

B) A notice in the form of an advertisement, giving all the details mentioned in 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

23 Proper arrangement in consultation with Telecom Dep't. To be done for telephone facilities to be provided in the proposed construction.

24 Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

25 Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

26 Proper arrangement for rain water harvesting should be made at site.

27 NMC shall not supply water for construction purpose.

28 N.A. order : 253/1978 dt. 03/07/1978 submitted with the application.

C.C. for Plot No.:35 Of S.No. 228/14 of Vasali Shivar

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+C/E

29 A) Rs. 1,14,050/-+41,390/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.-86/590 & 38/622 Dt:- 02/03/2015 & 13/05/2016

B) Rs. 99,980/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-86/0581 Dt:- 13/05/2016.

30 Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.

Rs.-5,000/- Deposited vide B.No./R.No.- 67/2229 Date:- 02/03/2015 As per Order No:-37 Dt.18/03/2003.

31 Drainage connection charges Rs.14,000/-+10,000/- is paid vide R.No./B.No. 26/261 & 97/2116 dtd:02/03/2015 & 13/05/2016.

32 Welfare cess charges Rs.1,96,020/-+61,200/- is paid vide R.No./B.No. 26/261 & 97/2116 dtd: 02/03/20155 & 13/05/2016.

33 Jeena Premium Rs.53,665/-is paid vide R.No./B.No.97/2116 Dtd: 13/05/2016.

34 This permission is given on the basis of affidavit given by applicant Dt: 03/03/2015 regarding Local Body Tax. Local Body Tax should be paid for LBT Registration No.NSK-806130 before completion of the work.

36 This permission is given on the basis of affidavit given by applicant Dt: 07/01/2015 regarding NMC supplied water. Ground water or public source of water should not be used for construction purpose. After obtaining occupancy certificate decision of NMC regarding drinking water supply connection will be binding on applicant.

36 This permission is given on the basis of affidavit given by applicant Dt:07/01/2015 for disposal of excavated/debris material on its own at the prescribed site.

37 NMC Tax for Vacant plot shall be paid before Completion.

38 Planning shall made on site as per O.C. rule.

39 Parking area should be kept open for parking purpose only.

40 All C/B above and below, continuous window shall not be merged into adjoining room.

41 This permission is given on the strength of DRC No:458 Dt: 05/04/2013 and 260100 Sq. mt. TDR area utilized from the same.

42 Previously approved building permission vide C.C.No:LND/BP/C.05/104 Dt: 10/04/2015 is hereby as cancelled.

43 This permission is given on the basis of condition mentioned in Hon Labour Comm Letter vide letter No.Nabapra-1310/P No 212/ Kam-2 Date- 30/12/2010 from Ministry of Labour department and conditions mentioned should be strictly observed

44 This permission is given on the basis of affidavit given by applicant Dt.; 05/05/2016 regarding National Green Tribunal (NGT) Compliance.

45 Infrastructure Improvement Charges Rs.:2,60,000/- is paid vide R.No./B.No. 09/2156 Dt:- 13/05/2016

Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik.

No. LND / BP / C41 / 14 / 369
Nashik, Dt.: 18 / 05 /2016
Copy to: N.C.E.A. Divisional Officer

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(वर्ग/प्रकार:) नाविन्य

No. A 21310

जावक क्र./नमवि/२१३३०/१५ ०५८

दिनांक :१५/०२/२०१८

श्री./श्रीमती ~~डुनी विजय आप्पासो घाटगे व इतर तर्फे जा.मु. धारक~~ एस.एस. के. डेव्हलपर्स तर्फे श्री. विजयेंद्र दिलीप मोहळीया

संदर्भ:- १) मुलचा दिनांक 03/05/2017 चा अर्ज क्रमांक बीपी/नाशी/७६६/१८

२) ~~—~~ २९/०६/२०१७ चा online चार्ज ६६५०/-

महाशय,

दाखला देण्यात येतो की ~~दक्षक~~ शिवाजीतील / ~~मिळकत~~, स. नं. २७४/१४

प्लॉट नं. ~~—~~ ७५ ~~—~~ मधील इमारतीच्या ~~तळ+चार मजले ८ को ~~विंग~~~~ मजल्याचे इकडील बांधकाम परवानगी क्र. बीपी/१५/३६८ दिनांक १८/०५/२०१६ अन्वये दिल्याप्रमाणे आर्किटेक्ट/इंजि./ ~~सुपरवायझर~~, श्री. विजय के. सानप.

यांचे निरिक्षणाखाली पूर्ण झाली असून निवासी/ ~~निवासेतर~~/ ~~सेमीनिक~~ कारणासाठी खालील अटी शर्तींस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ~~—~~ २३७५.८६ चौ.मी. बेसी कारपेट २०८३५८ चौ.मी.

व चटई क्षेत्र ~~—~~ २०२३.५७ चौ.मी. ~~—~~ चौ.मी.

१) सदर इमारतीचा वापर निवासी/ ~~निवासेतर~~/ ~~सेमीनिक~~ कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) घरपट्टी आकारणीसाठी आकारणी मंत्र अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे स्वतंत्र संपर्क साधावा.

३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

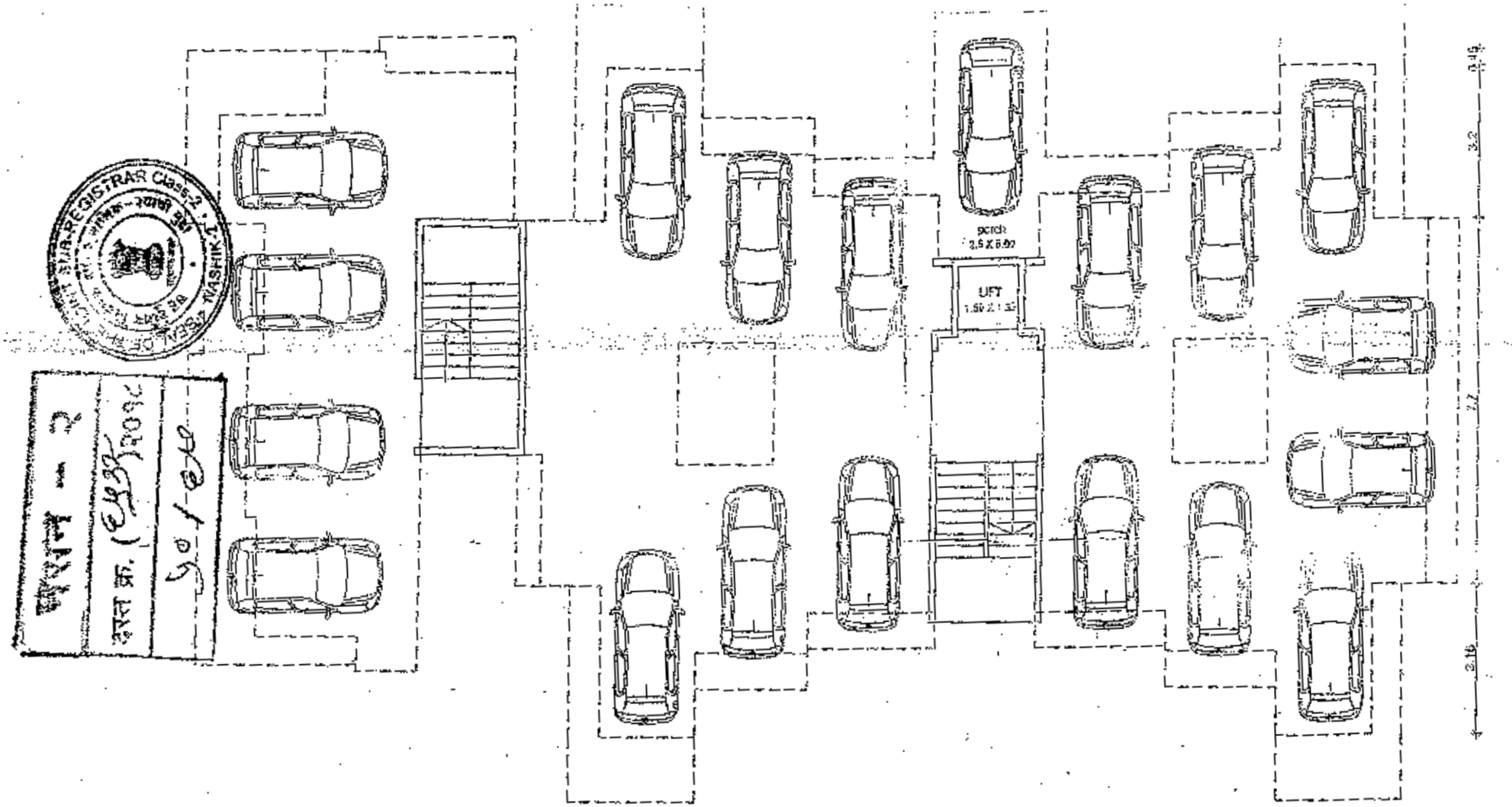
४) सदरच्या पूर्ण केलेल्या इमारतीत ना.मा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) ~~बांधकाम वि. मुदतक क्र. ३७६८०/बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेली~~ सुधारीत की क. पुरवठा व मलनि:स्त्रोत्सारण व प्रक्रिया केंद्र व मुख्य बुस्टर पंपिंग स्टेशन बुस्टर पंपिंग स्टेशन ~~बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेले आहे सेप्टाज जलपुरवठा बुस्टर पंपिंग स्टेशन बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेले आहे एस.एस.के. डेव्हलपर्स क. उंटवाडी बुस्टर पंपिंग स्टेशन बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेली डोंबिवली पंप उंटवाडी बुस्टर पंपिंग स्टेशन बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेले आहे~~ विभागीय पंप उंटवाडी बुस्टर पंपिंग स्टेशन बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेले नाहीत सेप्टाज जलपुरवठा बुस्टर पंपिंग स्टेशन बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेले आहेत. एस.एस. के. डेव्हलपर्स उंटवाडी बुस्टर पंपिंग स्टेशन बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेले आहेत. एस.एस. के. डेव्हलपर्स उंटवाडी बुस्टर पंपिंग स्टेशन बां.पर्व/७३/२०१४ दि. २७/०५/२०१५ रोजी भरलेले आहेत.

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

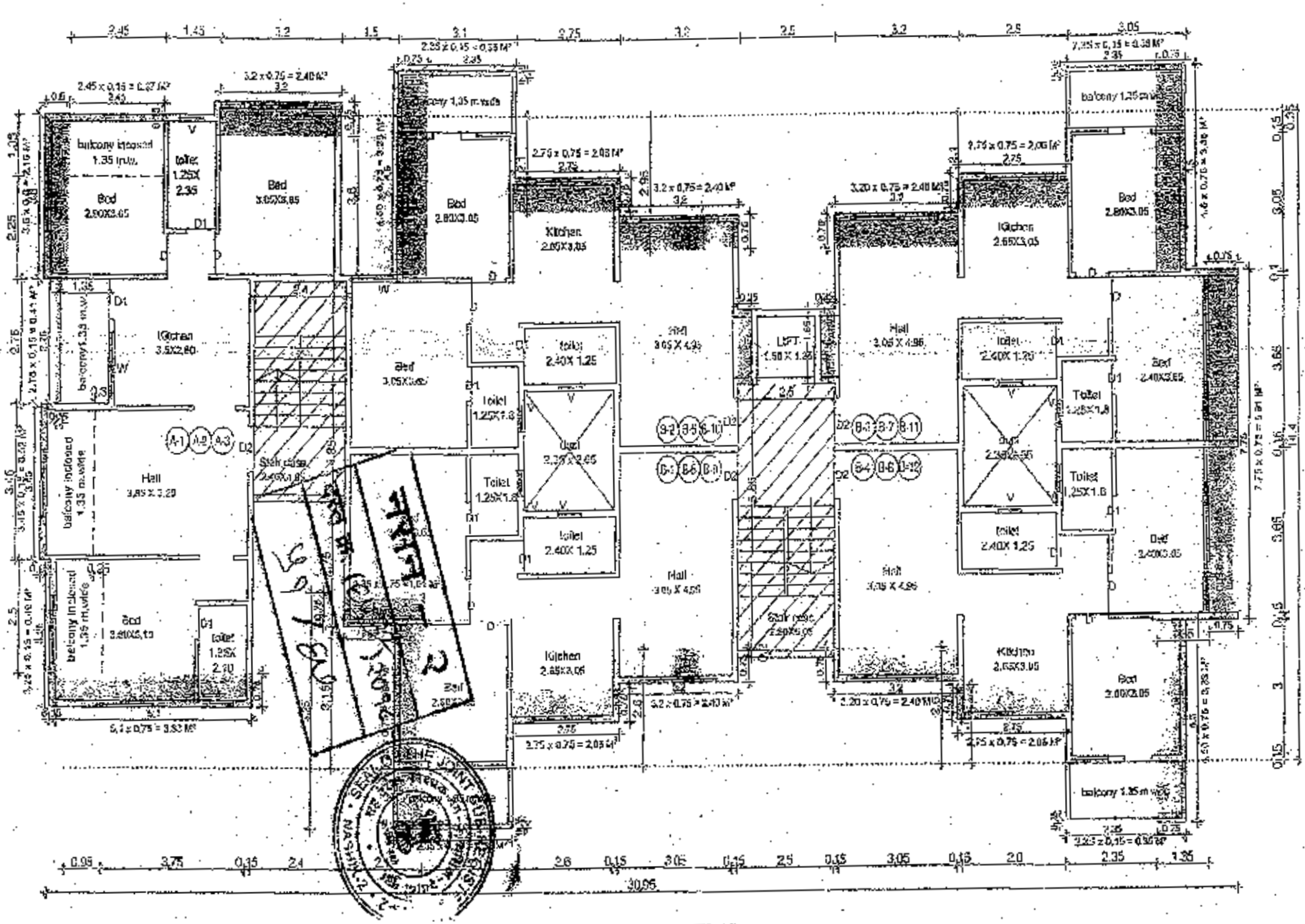
नकल - २
दस्त क्र. (४३२)/२०१८
४८/७७

SEAL OF THE JOINT SUB-REGISTRAR OF ASSURANCES NASHIK-2



GROUND FPLOOR PLAN (scale : 1:100)

(Building - "A")



STILT /STILT FIRST / STILT SECOND FLOOR PLAN (scale : 1:100)

[BALCONY AREA = 1.2 (2.35+2.35+2.35+2.35+2.45+8.7) =24.66 Sq.]

(Building - "A")