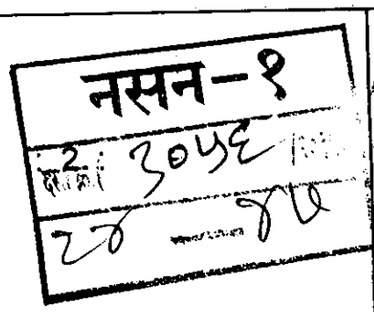


uring 2213.87 Sq.Meters out of 2280.62 Sq.Meters, situated at Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation. **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** includes the land forming part thereof.

e] Declaration means 'THE DECLARATION' which the sole owner of the building of all the owners of the building have executed and registered as provided in Section 2.

f] Majority of Owners means these owners holding 51% of the votes in accordance with the percentage assigned in the Declaration.

g] OWNER OF APARTMENT means the persons owing apartment in **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** .

h] Section means a section of the Act.

i] UNIT means a unit in **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'.**

j] REGISTRAR means the Registrar of Co-Operative Societies.

3. The building located at **Nashik**, Taluka and District Nashik above mentioned Survey Number known as **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** is submitted to the provisions of the Act.

4. **OBJECTS OF THE ASSOCIATION** :

The objects of the Association shall be :-

a] To be and to act as the Association of Apartment Owners of the building called **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** on Plot No.2/3/6/7 out of Survey No. 773/2, admeasuring 2213.87 Sq. Meters out of 2280.62 Sq.Meters,situated at Nashik,

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Taluka and District Nashik, within the limits of Nashik Municipal Corporation (hereinafter called 'THE SAID BUILDING') who filed their respective Declaration submit their Apartment to the provisions of the Act.

b] To invest or deposit monies.

c] To provide for the maintenance, repairs and replacement of the common areas and facilities by contributions from the Apartment Owners and if necessary, by raising loans for that purpose.

d] To retain and rent or licence, if possible, suitable portion of the common area to the outsider for commercial purpose and to distribute the common profit left after deducting the common expenses, amongst the Apartment Owners as common profits or accumulate the same for building up a reserve fund.

e] To provide for and do all or any of the matters provided in sub-section 2 of the section 16.

f] To advance with the consent of the Apartment owners any emergent necessity and to provide for the repayment thereof in lumpsum or in instalments.

g] To establish and carry on all its own accounts jointly with individual or with institutions education, physical, social and recreative activities for the benefits of the Apartment owners.

h] To frame rules with the approval of the General Meeting of the Association and after consulting the competent authority and to establish provident fund and the Gratuity Fund, if necessary, for the benefits of the employees of the Association.

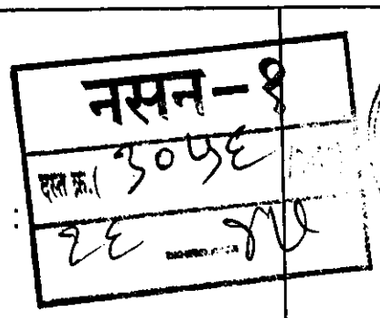
i] To do all things necessary and/or otherwise provide their welfare expedient for the attainment of the objects specified in these bye-laws.

j] The Association shall not act beyond the scope of these objects without duly amending the provisions of these bye-laws for the purpose.

5. **MEMBERS OF THE ASSOCIATION** :

a] All the persons who have purchased the apartment in **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** and executed their respective Declaration under Section 5, submitting their Apartment to the provisions of the Act, shall automatically be the members of the Association and shall pay the some

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of Rs.1/- an entrance fee and may purchase at least one share of the face value of Rs.500/-. Each Apartment owner shall receive copy of the bye-laws on payment of Rs.100/-.

b] Upon any Apartment owner selling his Apartment or absolutely conveying the same by way of gift under his will or otherwise, the purchaser or the Donees shall automatically become a member of the Association and shall be admitted as the member on payment of Rs.500/-. The share/s held by the Apartment owner shall be transferred in the name of such purchaser or donee on payment of non-refundable Rs.2,500/- to the Association.

c] On the death of an Apartment owner, his/her Apartment shall be transferred to the person or persons to whom he/she bequeath the same by his/her WILL or to the legal representative/s of his/her estate, in case he/she has not made any specific bequeath of the Apartment. The same of the legatee or names of the legal representative/s jointly shall be entered in the Register of the Apartment owners maintained by the Secretary for the purpose of the administration of **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** as the Apartment owner or jointly Apartment owners whereby a legatee is a minor, the Apartment owner shall be entitled to appoint a Guardian for such a minor.

6. **JOINT APARTMENT OWNERS** :

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

7. **HOLDING OF THE ONE SHARE COMPULSORY** :

Every Apartment owner must hold at least one share of the Association (joint Apartment owners holding the share jointly).

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8. **DISQUALIFICATIONS & EXPULSION OF APARTMENT OWNER** :

No Apartment owner shall be entitled to vote on the question of elections of the members of the Board or President, Secretary, Treasurer or any other office Bearer or be entitled to stand for the election to such, if he/she is in arrears on last day of the month in respect of his/her contribution for common expenses to the Association for more than 60 days.

Any Apartment owner who fails recurringly to pay his/her contribution for common expenses for more than one year or rent out or lease out his/her Apartment for any unethical use or causes nuisance to other Apartment owners shall be expelled from the **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** at the place registered at his respective conveyance Deed after deducting of expulsion shall be taken by the affirmative majority of 90% votes. A 15 days prior notice shall be given to the respective Apartment owner to record his/her say and one month after the decision shall be taken. However, the power of expulsion shall be used with the consent of the Competent Authority.

CHAPTER - II
VOTING, QUORUM AND PROXIES

9. **VOTING** :

Voting shall be on percentage basis and the percentage of the vote to which an Apartment owner is entitled to, 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 Apartment Owners shall constitute quorum.

11. **VOTE TO BE CASE IN PERSON** :

Vote shall be case in person

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CHAPTER - III
ADMINISTRATION

12. **POWERS AND DUTIES OF ASSOCIATION** :

The Association will have responsibility of administrating the **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** in an efficient manner, except as otherwise provided the resolution of the Association or shall require the approval by majority of Apartment as owners casting vote in person.

13. **PLACE OF MEETING** :

Meeting of the Association shall be held at suitable place, convenient to the Apartment owners, as may from time to time be decided by the Association.

14. **ANNUAL MEETING** :

The Annual Meeting of the Association shall be held in the month of March of every year and such meeting where there shall be election by Ballot of Apartment owners of Board of Managers in accordance with the requirements of bye-law No.23.

The Apartment owners may also transact such other business of the Association as may properly come before them.

15. **SPECIAL MEETING** :

It shall be the duty of the President to call a Special Meeting of the Association as directed by resolution of the Board or upon a petition signed by authority of the Apartment owners and having been presented to the case may be, the Registrar or any Officer duly authorised 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 a Special Meeting except as stated in the notice without the consent of 4/5th of the Apartment owners present in person.

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16. **NOTICE OF MEETING** :

It shall be the duty of the Secretary to mail or send notices of each annual or special meeting, stating therein the purpose of the meeting, as well as, the time and place where it is to be held, to each Apartment owner at least 2 days but not more than 7 days prior to such meeting. The mailing or sending of such notice in the manner provided in the bye-laws shall be considered the notice served. Notice of all meetings shall be mailed or sent to the Housing Commissioner or as the case may be to the Registrar.

17. **ADJOURNED MEETINGS** :

If any meeting of the Apartment owners cannot be organised because of Quorum not attained, the Apartment owners who are present may adjourn the meeting to a time not less than 48 hours from the time of the original meeting was called. If at such adjourned meeting, also no quorum is attained, the Apartment owners present in person being not less than 2 shall form a quorum.

18. **ORDER OF BUSINESS** :

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

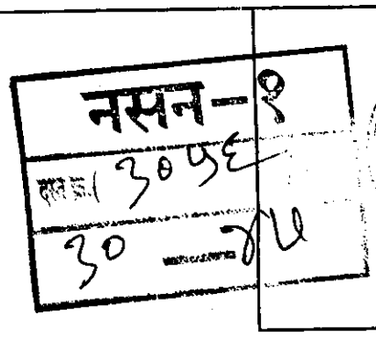
a} Roll Call
b} Proof of notice of meeting or waiver of notice
c} Reading of minutes or proceedings of the previous meeting.
d} Report of Officers
e} Report of the Housing Commissioner or the Registrar duly authorised by them, if present.
f} Report of Committee
g} Election of Board of Managers
h} Unfinished business, if any
i} New businesses

CHAPTER - IV
BOARD OF MANAGERS

19. **MANAGERS OF ASSOCIATION** :

The affairs of the Association shall be governed by Board of Managers.

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20. **POWER AND DUTIES OF THE BOARD** :

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and any or all such acts and things as are not by law or by these bye-laws directed to be executed and done by the Association of the Apartment owners.

21. **OTHER DUTIES** :

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

a} Care-up, keep and maintenance of **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** and common areas and facilities.

b} Collection of the monthly assessments from the Apartment Owners.

c} Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the **"SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** the common area and facilities and the restricted areas and facilities.

d} To provide for the manner in which the audit and accounts 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 accounts 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 book is written up promptly and is signed daily by one of the members of the Board authorised in this behalf.

h} To hear and deal with complaints.

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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 authorise including, but not limited to the duties listed in bye-law 21.

23. **ELECTION AND TERM OF OFFICE** :
At the First Annual meeting of the Association, the term of office of two Managers shall be fixed for three years and the term of office of one Manager shall be fixed at one year. At the expiration of the initial term of office of each respective Manager, his/ her successor shall be elected to serve a term of three years. The Manager shall hold office until their succe--ssors have been elected and hold their first meeting. (If a larger Board is contemplated, the term 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 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 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 MANAGERS** :
At any regular or special meeting duly called, any more 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. **ORGANISATION MEETING** :
The first meeting of a newly elected Board shall be held within ten days of election at such place as shall be fixed by the Managers at the Meeting at which such Managers were elected and no notice shall be

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necessary to the newly elected Managers in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

27. **REGULAR MEETINGS** :
Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the 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 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 provided) and purpose of the meeting. Special meetings of the Board shall be called by the President or the Secretary in like manner and on like notice on the written request of at least three Managers.

29. **WAIVER OF NOTICE** :
Before or at any meeting of the Board any Manager, may in writing waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, notice shall be required and any business may transacted at such meeting.

30. **QUORUM** :
At all meetings 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 a meeting at which a quorum is present shall be the acts of the Board, if, at any meeting of the Board, thereby less than a quorum present the majority of those present may adjourn the meet-

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ing from time to time. At any such adjourned meeting, any business which might have been transacted without further notice, provided there is a quorum present.

31. **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 expenses on such bonds shall be paid by the Association.

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 form the Board. The Board may appoint an Assistant Treasurer and an Assistant Secretary and such other Officers as in their judgement may be necessary. (In the case of an Association of one hundred owners or less, the Officers of Treasurer and Secretary may filled by the same person).

33. **ELECTION OF OFFICERS** :
The Officers of the Association shall be elected annually by the Board at the organisation meeting of 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 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.

35. **PRESIDENT** :
The President shall be the Chief Executive Officer of the Association. He/She shall preside at all meeting of the Association and of the Board. He/She

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shall have all of the general powers and duties which are usually vested in the office of the President of an Association, including, but not limited to the power to appoint committees from among the owners from time to time as he/she may in his/her discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

36. **VICE-PRESIDENT** :

The Vice-President shall make 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, so 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/her by the Board.

37. **SECRETARY** :

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

38. **TREASURER** :

The Treasurer shall be responsible for Association's funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He/she shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association in such depositaries as may from time to time be designated by the Board.

CHAPTER - VI
OBLIGATION OF THE APARTMENT OWNERS

39. **ASSESSMENTS** :

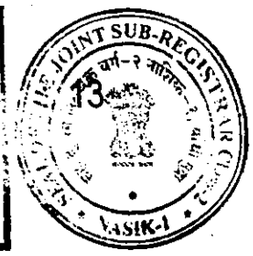
All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses

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relating to the **'SAIRAJ SKY COURT APARTMENTS 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 pro-rata according to the value of the unit owned, as stipulated in the Declaration. Such assessments shall include monthly payments to a General operative Reserve and a Reserve Fund for Replacement.

40. **MAINTENANCE AND REPAIR** :

1} Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affect the **"SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his/her failure to do so may endanger.

2} All the repairs of internal installations of the unit, such as, water, light, gas power, sewage, telephone, air-conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area, shall be at the expenses of the Apartment owner concerned.

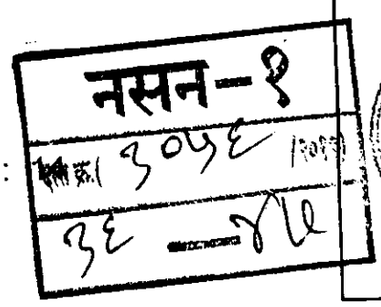
3} An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common area and facility damaged through his fault.

41. **USE OF FAMILY UNITS-INTERNAL CHANGES**:

1} All residential units shall be utilised for residential purpose only and commercial units shall be utilised for commercial purpose only.

2} An owner shall not make any structural modifications or alterations in his/her unit or installations located therein without previously notifying the Association in writing through the President of the Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

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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 lobbies, vestibules, stairways, elevators and other areas of **'SAIRAJ SKY COURT APARTMENTS 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 normal transit through them.

43. **RIGHTS OF ENTRY** :

1} An owner shall grant the right of entry to the Manager or to any other person authorised by the Board or the Association in case of any emergency originating in or treatening his/her whether the owners are present at the time or not.

2} An owner shall permit other owners or their representatives when so required to enter his/her unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at any time convenient to the owner. In case of the emergency such right of entry shall be immediate.

44. **RULES OF CONDUCT** :

1} No resident of the **'SAIRAJ SKY COURT APARTMENTS 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 of the use of 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 hand garments, rugs, etc. from the windows, balconies or from any of the faces of the **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'.**

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4} It is prohibited to dust rugs etc., from the windows or to clean rug etc. by beating on the exterior part of the said condominium.

5} It is prohibited to thrown garbage or trash outside the disposal installations provided for such purpose in the service areas. If such installation is not provide, all garbage or trash shall be collected in a vessel and thrown in the Municipal dust bin.

6} No owner or resident of lessee shall install wiring for electrical or telephone installation, television antennas, machines or air-conditioning units etc. on the exterior of the **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** or that protude through the walls or the roofs of that condominium 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, viz :

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 loan, if necessary, subject to such terms and conditions as the Association with approval or 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 Nationalised or in Co-Operative Bank.

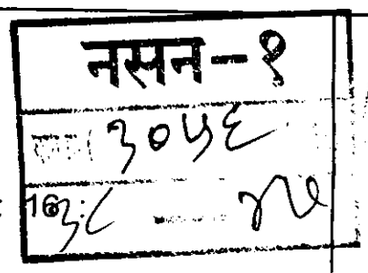
b} In any of the securities specified in section 20 of the Indian Trusts Act, 1882.

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

47. **AFFILIATION** :

should there be any Federation of Apartment owners in the locality in which the**'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'**is situated,

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the Association may, after consulting the Competent Authority, become a member thereof and pay the sum from time to time payable to such Federation under the rules thereof.

48. **ACCOUNTS** :

1} A banking account shall be opened by the Association intc which all monies received on behalf of the Association shall be paid, provided that the secretary may retain in his/her personal custody an amount not exceeding Rs.500/- for petty expenses. All payments above Rs.500/- shall be made by cheque signed by the Secretary and one member of the Board.

2} Each Apartment owner shall have a pass-book in which the secretary shall enter amounts paid to or received for his/her share in receipts of profits for common areas and contribution towards common expenses and his/her share of assessment and other dues, if any, in respect of his/her Apartment.

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 Expenditures of the previous financial year, AND

c] A summary of the property and assets and liabilities of the Association, giving such particulars as will disclose the general nature of these liabilities and assets and how the value of the 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 late 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, a simi-

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lar list of loans. The financial statement shall state upto that date profits and expenses of common areas are included.

49. **PUBLICATION OF ACCOUNTS AND REPORTS** :

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

50. **APPOINTMENT OF AUDITOR** :

The association shall appoint at its general meeting an auditor who shall audit the account of the association to be prepared by the board as hereinabove provided and shall examine the annual 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, unvouched or not in accordance with law.

51. **POWER OF AUDITOR** :

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities (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 require notice.

CHAPTER VIII
MORTGAGES

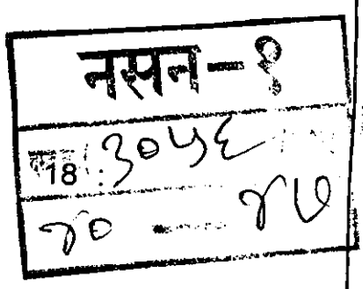
52. **NOTICE TO ASSOCIATION** :

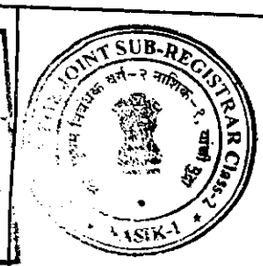
An owner who mortgages his/her unit, shall notify the Association through the Manager, if any, or the President of the Board in the event, there is no Manager, the name and address of his/her mortgagee and the Association shall maintain such information in a book entitled, 'Mortgages of Units'.

53. **NOTICE OF UNPAID ASSESSMENTS** :

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

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CHAPTER - IX
COMPLIANCE

54. **COMPLIANCE** :

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

55. **SEAL OF THE ASSOCIATION** :

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

CHAPTER - X
AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. **AMENDMENTS OF BYE-LAWS** :

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 90% of the total value of all the units of the **'SAIRAJ SKY COURT APARTMENTS CONDOMINIUM'** as shown in the Declaration.

<><><><><><><><><><><>



गाव नमुना सात

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

प्रलंबित फेरफार क्र. : 501018

गाव :- नाशिक शहर - ५ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 500799 व दिनांक : 23/09/2018

गट क्रमांक व उपविभाग : 773/2/प्लॉट/2/3/6/7

गट क्रमांक व उपविभाग.	भुधारणा पद्धती	भोगवटादाराचे नांव
773/2/प्लॉट/2/3/6/7	भोगवटादार वर्ग -1	

शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै पो.ख. पै.फा	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी बिन शेती 22.80.62 बिन शेती आकारणी 30'0.42 जिरायत - बागायत - तरी - वरकस - इतर - एकुण क्षेत्र - पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो ख 0.00.00 जुडी किंवा विशेष आकारणी -	साईराज बिल्डर्स अॅण्ड डेव्हलपर्स 22.80.623010.42 (91724) आगिदारी संस्था	27237 कुळाचे नाव इतर अधिकार
	(46562),(48262),(82691),(89283),(91724),(100906),(103318),(103319),(500510),(500799)	सीमा आणि भुमापन चिन्हे

नमुना - १
दस्त क्र. 3054 /2019
१२ - ४८

गाव नमुना बारा

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

4 FEB 2019

तहसीलदार नाशिक
ता. जि. नाशिक

नमुना-१

दस्त क्र. 3052

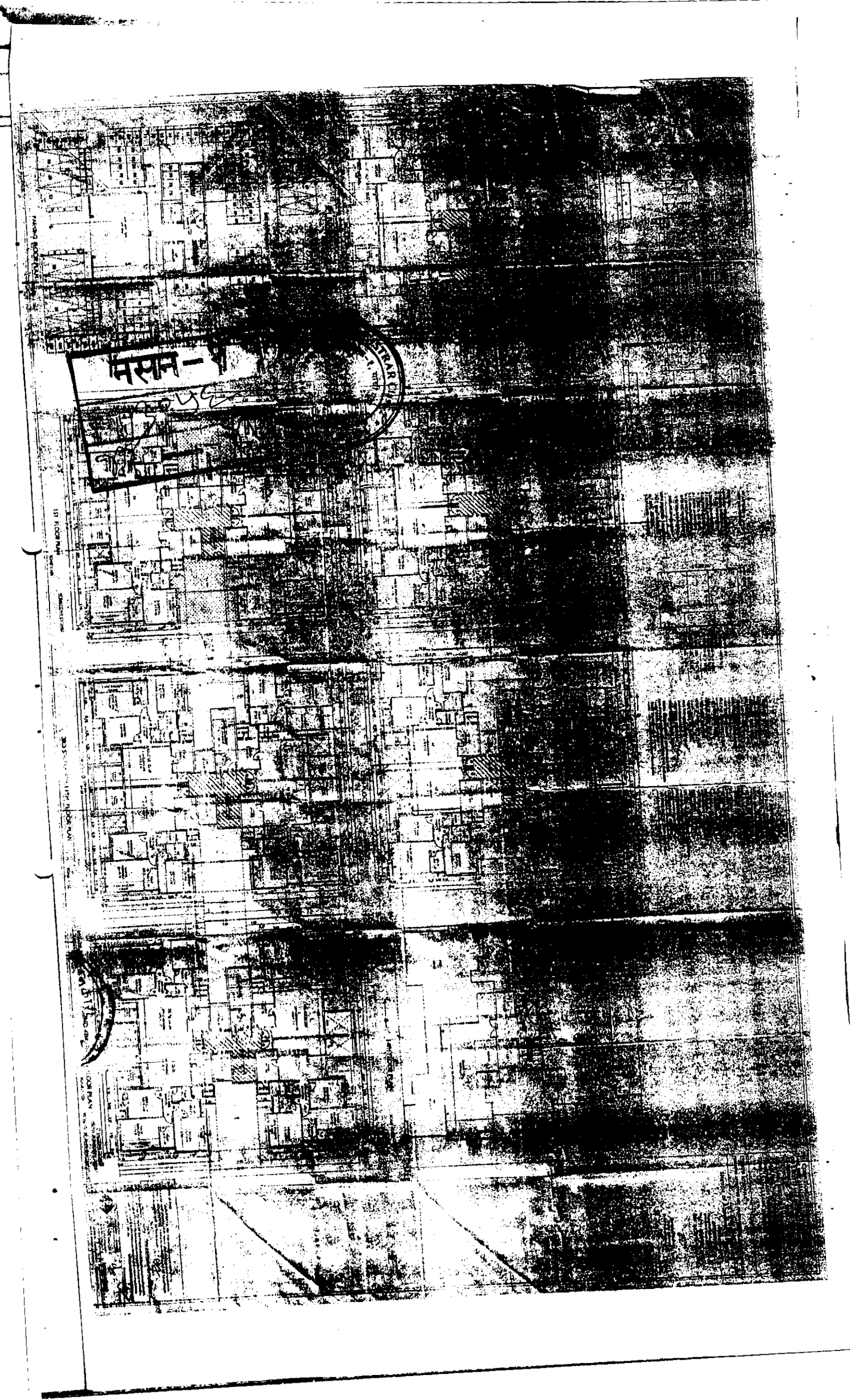
गाव नमुना ६

फेरफार नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- नाशिक शहर - ५ तालुका :- नाशिक जिल्हा :- नाशिक

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
501018	नोंदीचा प्रकार : आदेश व दस्तावेज फेरफाराचा दिनांक : 07/12/2018 माहिती मिळालेचा दिनांक :- 06/12/2018अर्ज मनपा नाशिक यांचेकडीलपत्र जा.क्र.मनिवि/वशि/1638/2018 दि.3/12/2018 रस्ता हस्तांतरण दस्त छायांकित प्रत, अभिन्यासाची 9 मी रस्ता रुंदीकरण रेखांकित प्रत, लिहुन देणार:- साईराज बिल्डर्स ॲण्ड डेव्हलपर्स भागिदारी संस्था लिहुन घेणार:- नाशिक महानगर पालिका नाशिक तर्फे सहायक संचालक नगर नियोजन विभाग मनपा नाशिक मोबदला रक्कम रु 1/- सदर मिळकतीमधुन नाशिक मनपा मंजुर विकास निमंत्रण नियमावली क्र.13.2.2012 नुसार 6.00 मी/ 7.50 मी रस्तारुंदीकरणात जाणारे 66.75 चौ.मी. हे क्षेत्र दि. 20/11/2018 रोजी नाशिक महानगर पालिका नाशिक यांना हस्तांतरीत केल्याने सदरचे क्षेत्रास कब्जेदार सदरी नाशिक महानगर पालिका नाशिक यांचे नांव दाखल करुन इतर अधिकारात रस्ता रुंदीकरण क्षेत्र 66.75 चौ.मी. हा शेरा दाखल करणेकामी नोंद केली. हितसंबधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. (सुरेश सुखराम पवार) तलाठी नाशिक शहर - ५ साझा ता. नाशिक जि. नाशिक	773/2/प्लॉट/2/3/6/7 एकूण :- 1	मंडळ :- ता.: नाशिक जि.: नाशिक दि.:



नमुना-१

दस्त क्र. 3045/2019

23-10

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23111 (पूर्ण/~~भागश:~~) जावक क्र./मनिवि/ई3999/2019

दिनांक : 22 / 03 / 2019

श्री./श्रीमती नाईनराज बिल्डर्स अँड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री. प्रकाश वही, ओ छाणी बडगर. पॅन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : उंटवाडी आळंदा पाटील्स व्यायामशाळेजवळ नाशिक.

आपला अर्ज क्रमांक वी-2/60 तारीख 3/12/2018

व्हेंकट प्लॉट / घरपट्टी इंडेक्स नं.

महाशय,

दाखला देण्यात येतो की, नाशिक शिवारातील/सि.स.नं., स.नं. 603/2+3+6+7

प्लॉट नं. 2+3+6+7 अं.भू. क्र. — मधील इमारतीच्या पार्किंग + चौथा मजल्याचे

मजल्याचे इकडील बांधकाम परवानगी क्र. अ-3/61/0779 दिनांक 02 / 09 / 2019 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. नवी अमृतकन रजिस्ट्रेशन क्र.

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/~~निवासेतर~~/~~शैक्षणिक~~/ निवासी कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकुण बांधकाम क्षेत्र 4642.66 या पैकी निवासी 4642.66 निवासेतर ——— चौ.मी.

२) एकुण चटई क्षेत्र 4886.36 या पैकी निवासी 4886.36 निवासेतर ——— चौ.मी.

३) एकुण पार्किंग क्षेत्र ——— या पैकी निवासी ——— निवासेतर ——— चौ.मी.

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

२) अग्निशमन विभागाचा अंतिम दाखला क्रमांक ———

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक ———

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळुन आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) वाल्कणी बदे सडजोड फी रु. 28000/- जमीन दंड रु 92300/- पावती नं. 9E/3/2019 व अतिरीक्त वाल्कणी बदे दंड रु. 45000/- पावती नं. 9E/3/69E अन्वये भरले आहेत.

कार्यकारी अभियंता (न.र.)
नाशिक महानगरपालिका,
नाशिक.

१७७।२ प्लॉट नं. २३+६+७

R.V. 19 m.

गाव नमुना नं.८

दैनिक पावती पुस्तक 1154288

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव नाशिक तालुका-नाशिक खाते क्र.

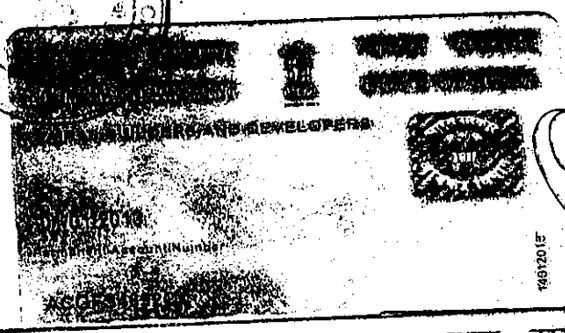
दिनांक २७/८७८ भोगवटादार/दिसे देणारा मेसर्स

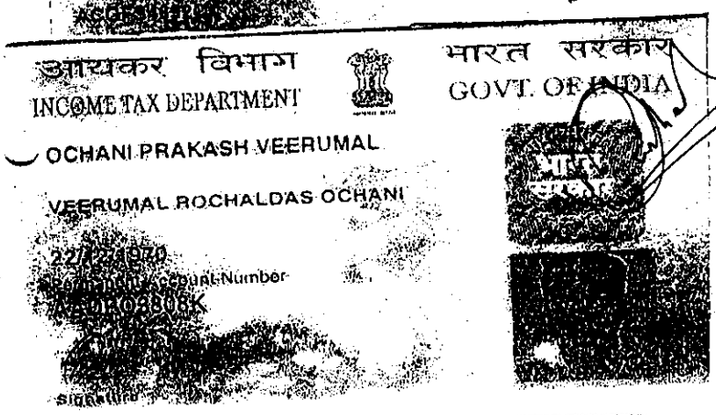
एकत्रीकृत जमीन महसूल

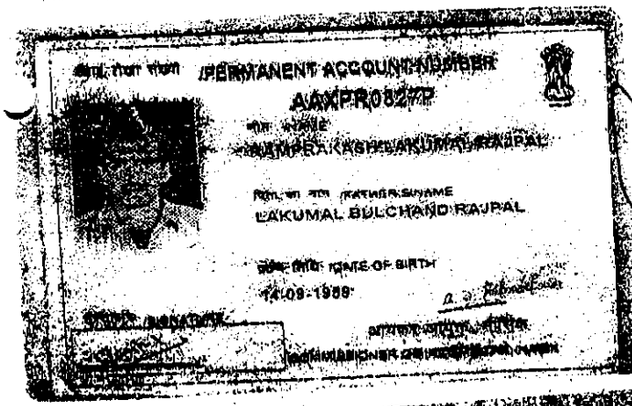
वसूल वर्ष महाराष्ट्र शासन २०१७				स्थानिक उपकर			
	जिरायत		बागायत	जिल्हा परिषद		ग्रामपंचायत	
	रु.	पै.	रु. पै.	रु.	पै.	रु.	पै.
	९५०६	/-					9५०६/-

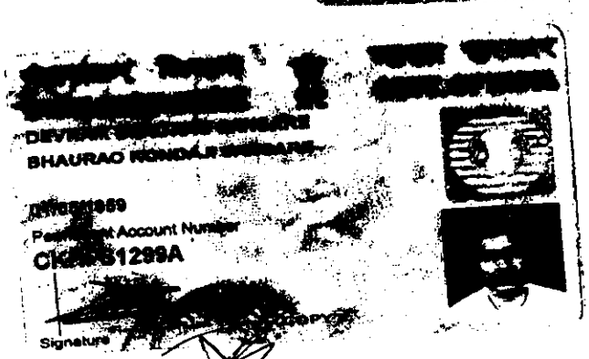
तलाठी नाशिक
ता. जि. नाशिक

नमुना-१
पावती क्र. ३०५६
४५ — ४८











Summary1 (GoshwaraBhag-1)

104/3056
सोमवार,06 मे 2019 3:19 म.नं.

दस्त गोषवारा भाग-1

नसन1 ४६/४७
दस्त क्रमांक: 3056/2019

दस्त क्रमांक: नसन1 /3056/2019

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसन1 यांचे कार्यालयात

अ. क्रं. 3056 वर दि.06-05-2019

रोजी 3:23 म.नं. वा. हजर केला.

पावती:5904 पावती दिनांक: 06/05/2019

सादरकरणाराचे नाव: साईराज बिल्डर्स अॅन्ड डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार श्री प्रकाश विरुमल ओचानी

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 940.00
पृष्टांची संख्या: 47	
एकुण:	1040.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक वर्ग-२ नाशिक-१
Sub Registrar Nashik1

सह. दुय्यम निबंधक वर्ग-२ नाशिक-१
Sub Registrar Nashik1

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्रं. 1 06 / 05 / 2019 03 : 23 : 31 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 05 / 2019 03 : 25 : 35 PM ची वेळ: (फी)

SEAL OF THE JOINT-SUB-REGISTRAR Class-2 NASIK-1

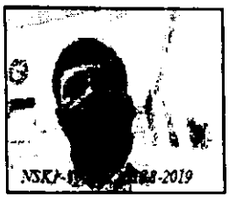
06/05/2019 3 21:32 PM

दस्त गोषवारा भाग-2

नसन1 १०५६
दस्त क्रमांक:3056/2019

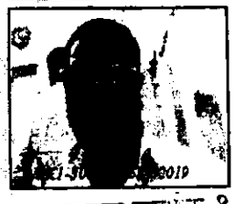
दस्त क्रमांक :नसन1/3056/2019

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:साईराज बिल्डर्स अॅन्ड डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार श्री प्रकाश विरुमल ओचानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 11 बेसमेंट शालीमार टॉवर , ब्लॉक नं: -, रोड नं: शालीमार चौक नाशिक, महाराष्ट्र, णास्:ईक. पॅन नंबर:ACGFS4692C	लिहून देणार वय :-47 स्वाक्षरी:-		
2	नाव:साईराज बिल्डर्स अॅन्ड डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार श्री रामप्रकाश लखूमल राजपाल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 11 बेसमेंट शालीमार टॉवर , ब्लॉक नं: -, रोड नं: शालीमार चौक नाशिक , महाराष्ट्र, णास्:ईक. पॅन नंबर:ACGFS4692C	लिहून देणार वय :-58 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 05 / 2019 03 : 26 : 45 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सचिन दगुजी निकम वय:34 पत्ता:फुले नगर पेठ रोड नाशिक पिन कोड:422003		
2	नाव:देवराम भाऊराव संसारे वय:60 पत्ता:पवन नगर सिडको नाशिक पिन कोड:422009		

स्वाक्षरी

स्वाक्षरी

पुस्तक क्रमांक १
अनुक्रमांक ६०५ वर दिनांक
६ मे २०१९ रोजी नोंदला.

शिक्का क्र.4 ची वेळ:06 / 05 / 2019 03 : 27 : 37 PM

शिक्का क्र.5 ची वेळ:06 / 05 / 2019 03 : 27 : 42 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक वर्ग-२
नाशिक-१

सह. दुय्यम निबंधक वर्ग-२, नाशिक-१.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	0505201901112	0505201901112D

3056 /2019

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणाद्य करण्यात येते की
या दस्तामध्ये एकुण १ न
पाने आहेत

सह दुय्यम निबंधक वर्ग २
नाशिक-१

JOINT SUB-REGISTRAR Class-2 NASIK-1

ATTESTED

VV VAHARE
Executive Officer
ST Colony, Gangapur Road, Nasik