नमुना - ३
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२८-१-११
THE JOINT SUB-REGISTRAR CLASS-II

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, alterations or installations.

**42. Use of Common areas and facilities and restricted common areas and facilities.**

An owner shall not place or cause to be placed in the lobies vestibules, stairways, elevators and other areas of **SHREYA HEIGHTS** and facilities of a similar nature both common and restricted, any furniture, packages or obejcts 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 authorised by the Board of the association in case of an emergency oraginating in or threatening his unit whether the onwer 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 installation, alteration or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

**44. RULES OF CONDUCT :**

1. No resident of the **SHREYA HEIGHTS** 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, redios, T.V. and amplifiers that may distrub others. Residents keeping domestic animals shall abide by the Municipal Sanitary By-laws or regulations.

3. It is prohibited to hang garments, rugs, etc. from the windows balconies or from any of the facades of the **SHREYA HEIGHTS**

4. It is prohibited to dust regs etc. from the windows or to clean rugs, etc. by beating of 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 installations 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 writing for electrical or telephone installation televison antenna, machines or air conditioning units, etc. On

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the exterior of the **SHREYA HEIGHTS** or that protrude through the walls or the roof of the condominium except as authorised by the Associations.

## 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 Apartments owners.

c. from common profits which shall from the nucleus reserve funds.

d. by raising loans, if necessary subject to such terms and approval 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 any other Schedule Bank decided by the meeting.

b. In any of the securities specified in Section 20 of Indian Trusts Act 1982.

c. In any Co.Op. Bank other than those referred to clause (a) of this By-laws or in any banking company approved for this purpose by the association.

### 47. AFFILIATION :

Should there by any Federation of Apartment Owners the locality in which the **SHREYA HEIGHTS** is situate, the association may, after consulting the competent authority, become a member thereof any pay the sums from time to time payable to such federation under the rules thereof.

### 48. 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

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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 be or received for his share in receipts of profits from common arrears and contributions towards common expenses and his share of assessment and other dues, if any in repect 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 his 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 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 loanees. The financial statement shall state upto what date profits and expenses of common area 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 assoication.

**50. APPOINTMENT OF AUDITOR :**

The association shall appoint at its general meeting an auditor who shall audit the account of the assoication to be prepared by the board as hereinabove provided and shall examine the annual return and verify the same with accounts relating there to and shall eighter sign the same as fund by him to be correct duly vouched and in accordance with law, or specially report to the association in what respect he funds it is incorrect, unvouched or not in accordance with law.

**51. POWER OF AUDITOR :**

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

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shall make aspecial notice.

## CHAPTER VIII

## MORTGAGES

### 52. NOTICE TO ASSOICATION :

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 mortgagee and the association shall maintain such information in a book entitled "Mortgages of Units".

### 53. NOTICE TO UNPAID ASSESSMENTS :

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

## CHAPTER IX

## COMPLIANCE

### 54. COMPLIANCE :

These By-laws are set forth to comply with the requirements of the Maharashatra 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 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 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

### 56. AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

These By-laws may be amended by the association in 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 unit holders in the **SHREYA HEIGHTS** as shown in the declaration.

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दस्त क्र.( 1975 /2020)

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अहवाल दिनांक : 06/12/2019

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 ]

गाव :- नाशिक शहर - ५ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 500845 व दिनांक : 02/10/2018
भूमापन क्रमांक व उपविभाग : 792/1अ/1/2/3/7/8/प्लॉट/7व8

| भूमापन क्रमांक व उपविभाग 792/1अ/1/2/3/7/8/प्लॉट/7व8 | भू-धारणा पध्दती भोगवटादार वर्ग -I | भोगवटादाराचे नाव | | | | |
|---|---|---|---|---|---|---|
| शेताचे स्थानिक नाव :- | | | क्षेत्र | आकार | पो.ख. | फे.फा |
| क्षेत्र एकक आर.चौ.मी<br>बिन शेती 8.54.18<br>बिन शेती आकारणी 563.75<br>जिरायत -<br>बागायत -<br>तरी -<br>वरकस -<br>हंगाम -<br>एकण क्षेत्र -<br>पोट-खराब (लागवडीस अयोग्य)<br>वर्ग (अ) -<br>वर्ग (ब) -<br>एकण पो ख 0.00.00<br>आकारणी 0.00<br>जुडी किंवा विशेष आकारणी - | | श्रेया प्रॉपर्टीज प्रा लि | 8.54.18 | 563.75 | | ( 500279 ) |

| खाते क्रमांक |
|---|
| 500619<br>कब्जाचे नाव<br>इतर अधिकार |

| जुने फेरफार क्र. |
|---|
| (39444),(39502),(53715),(57178),(94727),(94732),(95942),(100906),(103318),(103319), ((500845) |

| सीमा आणि भूमापन चिन्हे : |
|---|

गाव नमुना बारा
पिकांची नोंदवही
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम,१९७१ यातील नियम २९ ]
गाव :- नाशिक शहर - ५ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 500845 व दिनांक : 02/10/2018
भूमापन क्रमांक व उपविभाग : 792/1अ/1/2/3/7/8/प्लॉट/7व8

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | मिश्र पिकाखालील क्षेत्र | | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | निर्मळ पिकाखालील क्षेत्र | | | | | | |
| वर्ष | हंगाम | मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | | |

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 29/07/2020
सांकेतिक क्रमांक :- 27200011420110000572020159 2

( नाव :- सुरेश सुखदेव नवले )
तलाठी साझा :- नाशिक शहर - ५ ता :- नाशिक जि :-नाशिक

तलाठी नाशिक
ता. जि. नाशिक.

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गाव नमुना नं ८ अ/१७/अ/१/२+३/७/१ P.V. 1970-७५(

दैनिक पावती पुस्तक

महाराष्ट्र शासन ( रोजकीर्द व पावती पुस्तक )

0654272

गाव- नाशिक तालुका- नाशिक खाते क्र.

दिनांक 20/07/2020 भोगवटादार/पैसे देणारा श्रेया प्रॉपर्टीज प्रा. लि.

एकत्रीकृत जमीन महसूल

| थकबाकी | | | चालू वर्ष म्हणजे 20/21 | | | | स्थानिक उपकर | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | नियत | | संकीर्ण | | जिल्हा परिषद | | ग्रामपंचायत | |
| वर्ष | रु. | पै. | रु. | पै. | रु. | पै. | रु. | पै. | रु. | पै. |
| 20/21 | - | | ५६४ | - | | | - | | ५६४ | - |

( अक्षरी ) रुपये पाचशे चौसष्ठ फक्त मिळाले.

तलाठी
तलाठी नाशिक
ता. जि. नाशिक



ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name : JAIN MONIKA HARSHALKUMAR
Residence : NASHIK . Dist. NASHIK
Roll No : MAH/2079/2015
Enrolled On : 19-06-2015
Date Of Birth : 30-04-1984
147816 B0000089167

CHAIRMAN

नस्ने – ३
दस्त क्र.( ६५७८ /2017)
३० ८०

THE JOINT SUB-REGISTRAR Class-2 NASIK-1 • 2

# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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३०

THE JOINT SUB-REGISTRAR Class-2 NASIK-1 • 2

This registration is granted under section 5 of the Act to the following project under project registration number : P51600008371

Project Shreya Heights, Plot Bearing / CTS / Survey / Final Plot No. 792/1A/1,2,3/7,8 at Nashik, Nashik, Nashik, 422002;

1. Shreya Properties Pvt. Ltd. having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422011.

2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **18/08/2017** and ending with **31/07/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:18-08-2017 21:23:41

Dated: 18/08/2017
Place: Mumbai

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

