नमुना - ३

35. PRESIDENT

The President shall be the chief executive officer of the association. He shall preside at all the meetings of the Association and of the Board he shall have the general powers and duties which are usually vested in the office of a president of an Association, including, but not limited to the power to appoint a commitee, from among the owners, from time to time as he may in his discretion, decide to be appropriate to assist him in the conduct of the affairs of the association.

36. VICE PRESIDENT :

The Vice President shall take the place of the President and Perform his duties whenever the President shall be absent or unable to act. If neither and 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 by the Board.

37. 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.

38. 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 to the deposit of all moneys and other valuable effects in the name and to the credit and the association in such depositaries 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 **SAMARTH PLAZA APARTMENT**, 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 Declaration such assessments shall include monthly payments to a General operating Reserve and a Reserve fund for replacements.

40. MAINTENANCE AND REPAIR :

1. Every owner must perform promptly, all maintenance and repair work within his own unit, which if ommitted would affect the**SAMARTH PLAZA APARTMENT** in entire or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

2. All the repairs of the 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 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 utilised for residential purposes only.

2. An owner shall not make any structural modifications or alternations in his unit or installation located there in 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, 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 **SAMARTH PLAZA APARTMENT** 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 originating 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 **SAMARTH PLAZA APARTMENT** 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 **SAMARTH PLAZA APARTMENT**

4. It is prohibited to dust rags 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 the exterior of the **SAMARTH PLAZA APARTMENT**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.

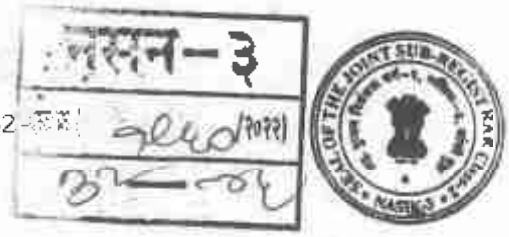
47. AFFILIATION :

Should there by any Federation of Apartment Owners the locality in which the **SAMARTH PLAZA APARTMENT** 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 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 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 assesament 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

AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

56. 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 **SAMARTH PLAZA APARTMENT,** as shown in the declaration.

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७९ यातील नियम ९)

गाव :- पाथर्डी-1 तालुका :- नाशिक जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 332/3/1/अ/3/4/प्लॉट/3/4

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	9926	श्री जनपद विकास व अन्य इमारतस भागीदारी फर्म तर्फे भागीदार			(26571)	कुळाचे नाव व खंड
आकारणीचे एकक क्षेत्र						इतर अधिकार
बिन शेती 637.14		महेश धनश्याम जोशी			(26571)	तारण
आकारणी 382.28		नरेन्द्र सिताराम कुलकर्णी			(26571)	बिन शेती (80436)
		मुकुंद गोकुल कुलकर्णी			(26571)	इतर
		विजेंद्र लक्ष्मीकांत कुलकर्णी			(26571)	रस्ता रुंदीकरण क्षेत्र-0.1575 आर.चौ.मी (26571)
		माधवी मनोज कुलकर्णी			(26571)	
		जमाबंदीचे क्षेत्र	6.2139	382.28		पडीत किंवा लागवडीस योग्य असलेली जमीन
	4506683	नाशिक महानगरपालिका नाशिक	0.1575		(26571)	पडीत किंवा लागवडीस योग्य असलेली जमीन

इतर फेरफार क्र. (10438 X 10571 X 10572 X 10669 X 17535 X 21918 X 24933 X 25949)

फेरफार क्रमांक : 26571 व दिनांक 03/06/2019

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७९ यातील नियम ९)

गाव :- पाथर्डी-1 तालुका :- नाशिक जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 332/3/1/अ/3/4/प्लॉट/3/4

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिक व प्रत्येकाखालील क्षेत्र			निर्भळ 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		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी रुपये १५/- रुपये मिळाले."
दिनांक :- 01/07/2022
संकेतांक क्रमांक :- 2720001102693309001202213201

(गाव कामगार तलाठी) / (मंडळ अधिकारी)
ता. जि. नाशिक

ता. जि. नाशिक

332/3/1/अ/3/4

गाव नमुना नं.८
दैनिक पावती पुस्तक
महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2340184
गाव- पाथर्डी तालुका- नाशिक
दिनांक 22/07/2022 भोगवटादार/पिके देणार श्रीजनपद विकास अँन्ड डेव्हलपर्स भागीदार

एकत्रीकृत जमीन महसूल											
थकबाकी			चालू वर्ष मागणी 22				स्थानिक उपकर				
			नियत		नैमित्तिक		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	
			382.00						382		

(अक्षरी) रुपये तीनशे त्र्याऐंशी फक्त

ता. जि. नाशिक

नाशिक महानगरपालिका, नाशिक

इमारत वापरचा दाखला

No. 28663 (पूर्ण/भाग्यश:) जावक क्र./नमनिवि/२८६३/२०२

दिनांक : २१/१२/२०२१

श्री./श्रीमती श्री. [illegible] तर्फे श्री. महेंद्र जी. जोशी एच.

प्रकल्पाचे ठिकाण व पत्ता : [illegible]

संदर्भ : आपला दिनांक २५/०५/२०२१ चा अर्ज क्रमांक ओसी-२/६१

महाशय,

दाखला देण्यात येतो की, [illegible] शिवारातील/सि.स.नं., स.नं. 332/3/1/अ/3/8

प्लॉट न. 348 मे. [illegible] मधील इमारतीच्या पार्किंग + तीन मजले पक्का

यास्तव प्रकल्पाचे इकडील बांधकाम परवानगी क्र. बी.पी./सि.टी./८०८ दिनांक १५/०६/२०२१ अन्वये

दिलेल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. [illegible] रजिस्ट्रेशन क्र. NMC/C/R/20/APL/00203

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

१) एकुण बांधकाम क्षेत्र ९३०६.८७ चौ.मी. या पैकी निवासी ९३०६.८७ निवासेतर — चौ.मी.

२) एकुण चटई क्षेत्र ९९३३.८४ चौ.मी. या पैकी निवासी ९९३३.८४ निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/~~बिनसेतर/मिश्र~~/निवासी करणाकरिताच करता येईल.

२) सदर इमारतीस म.न.प.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसेच वापरात व बांधकामात बदल केल्याचे आढळुन आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं.

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक —

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७)

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No. 2017/00373/14108

To,
महेश घनश्याम जोशी
Mahesh Ghanshsam Joshi
Suyash Bunglow
Opp Pancharatn Appt Jakhadi Nagar Indira Nagar
Nashik
Cidco Colony Nashik
Maharashtra 422009
9422253085

04/01/2012

Ref: 212 / 238 / 221671 / 229521 / P

UE[illegible]IN

आपला आधार क्रमांक / Your Aadhaar No. :

9618 3409 3284

आधार — सामान्य माणसाचा अधिकार

भारत सरकार

महेश घनश्याम जोशी
Mahesh Ghanshsam Joshi
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male

9618 3409 3284

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No. 1255/27060/00159

To,
नरेन्द्र सीताराम कुलकर्णी
Narendra Sitaram Kulkarni
S/O Sitaram Kulkarni
ASHIRWAD BUNGLOW GURUKRIPA SOC
BUNGLOW NO 3
INDIRA NAGAR
Nashik
Cidco Colony Nashik
Maharashtra 422009

31/01/2012

Ref: 306 / 042 / [illegible]

UE[illegible]IN

आपला आधार क्रमांक / Your Aadhaar No. :

2856 1459 6412

आधार — सामान्य माणसाचा अधिकार

भारत सरकार

नरेन्द्र सीताराम कुलकर्णी
Narendra Sitaram Kulkarni
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male

2856 1459 6412

INCOME TAX DEPARTMENT

GOVT OF INDIA

KURUMBHATI MUKUND MOHAN

MOHAN AMBADAS KURUMBHATI

14/10/1969

Permanent Account Number

ABTPK6567C

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणीक्रमांक / Enrollment No 1104/2060[illegible]1265

To,

[illegible]

Madhavi Manoj Kurumbhatti

[illegible]

Mumbai Suburban

Maharashtra 400081

Ref: 331 / 11E / 108079 / 109725 / P

UE4452183709N

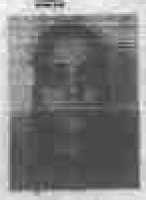
आपला आधार क्रमांक / Your Aadhaar No. :

6722 6500 5815

आधार – सामान्य माणसाचा अधिकार

भारत सरकार

GOVERNMENT OF INDIA



माधवी मनोज कुरुमभट्टी

Madhavi Manoj Kurumbhatti

जन्म वर्ष / Year of Birth : 1969

स्त्री / Female

6722 6500 5815

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/30428/03428

18/08/2013

To,

विवेक लक्ष्मीकांत धुमाळ

Vivek Laxmikant Dhumal

S/O: Laxmikant Dhumal

Plot No.-22, Shree Bunglow

Near Triveni Park

Jail Road

Nashik

Nashik Road Nashik Nashik

Maharashtra 422101

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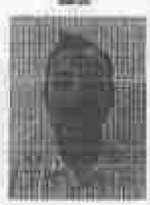
आपला आधार क्रमांक / Your Aadhaar No. :

3556 2688 2182

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

Government of India



विवेक लक्ष्मीकांत धुमाळ

Vivek Laxmikant Dhumal

जन्म तारीख / DOB : 02/02/1968

पुरुष / Male

3556 2688 2182

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABLPJ4581F



नाम /NAME

MAHESH GHANASHAM JOSHI

पिता का नाम /FATHER'S NAME

GHANASHAM RAMKRISHNA JOSHI

जन्म तिथि /DATE OF BIRTH

07-06-1969

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नासिक

COMMISSIONER OF INCOME-TAX, NASIK