

37. Use of Common Areas & Facilities & Restricted Common Area & Facilities :-

An owner shall not place or cause to be placed in the lobbies, elevations marginal open area and other area "LAXMI RESIDENCY APARTMENT" Condominium and facilities of a similar nature both common and restricted areas any furniture, packages or any kind of objects belonging to him or any other person such areas shall be used for no other purpose than normal transit through them.

38. Right of Entry :-

- a. An owner shall grant the right of entry to the Manager or any other person authorising by the board of the Association in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.
- b. An owner shall permit other owners or their representative when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services and that such entry is at a time convenient in advance and the such entry is at time convenient to the owner, in case of an emergency such right of entry shall be immediate.

39. Rules of Conduct :-

- i) No residents of the "LAXMI RESIDENCY APARTMENT" Condominium shall post any advertisement or posters or any kind in or on the building except as authorised by the Association.
- ii) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb others. Resident keeping domestic animals shall

abide by the Municipal sanitary bye-laws and regulations.

- iii) It is prohibited to hang garments from the windows, marginal areas, landing areas, stair case Railings or any other facades of the "LAXMI RESIDENCY APARTMENT". It is prohibited to hang dust, rags etc. from the windows, all to clean rags etc. by beating on the exterior part of the said condominium.
- iv) It is prohibited to throw garbage or thrash outside the disposed installation provided for such purposes in the service areas. If such installation is not provided all garbage or thrash shall be collected in vessel and thrown in the Municipal dust bin.
- v) No owner, resident or lessee shall install wiring or electrical or telephone installation, television antenna, machines or air conditioning units etc. on the exterior of the "LAXMI RESIDENCY APARTMENT" Condominium or that protrude through the wall or the roof of the Condominium except as authorised by the Association.

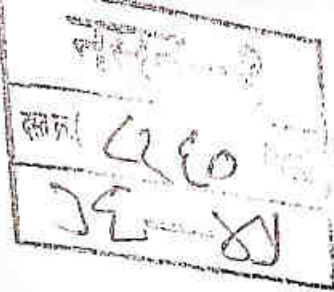
## CHAPTER - VII

### FUNDS & THEIR INVESTMENTS

#### 40. Funds :-

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

- a. By shares
- b. By contributions and donations from the apartment owners.
- c. From common profits which shall form the nucleus of the reserved funds
- d. By raising loans, if necessary, subject to such terms and conditions as the Association with the approval of the competent authority, may determined in his behalf.



41. Investments :-

The Association may invest or deposit its funds in one or more of the followings :

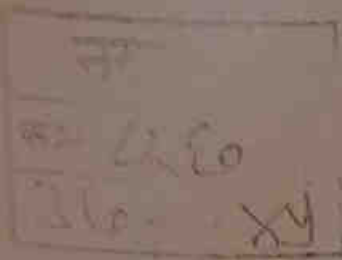
- a. in the Central Co-operative Bank or in the State Co-Operative Bank
- OR
- c. in any of the securities specified in Sec. 20 of the Indian Trust Act 1882
- OR
- d. in any Co-operative Bank other than those referred to in clause (a) of this bye laws or in any Banking Company approved for this purpose by the Association.

42. Affiliation :-

Should there be any federation of Apartment owners in the locality in which the "LAXMI RESIDENCY APARTMENT" Condominium is situated, the Association may, after consulting the Competent Authority, become a member thereof, and pay the sums from time to time payable to such federation under the rules thereof.

43. Accounts :-

- i) A banking account shall be opened by the Association to which all money received on behalf of the association shall be paid, provided that the secretary may certain in his personal custody and amount not exceeding Rs. 100/- for petty cash expenses. All payments above Rs. 200/- shall be made by cheques signed by the Secretary and one member of the Board.
- ii) Each apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or



received for his share in receipts of profits from common expenses and his share of assessment and other dues, if any in respect of apartment.

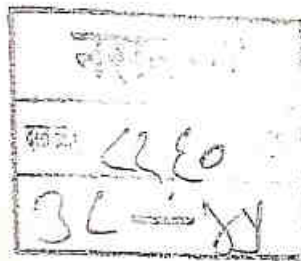
- iii) The Association shall on or before 31<sup>st</sup> July in each year publish an audited Annual Financial Statement in respect of the common areas and facilities containing
  - a. the Profit & Loss Account ;
  - b. the receipts and expenditure of the previous financial years ;
  - c. a summary of the property and assets and liabilities of the common areas and facilities of a 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.
- iv) The audited financial statement shall be opened to the inspection of any member of the Association during office hours and in the office of the Association and copy of thereof shall be submitted to the competent Authority not later than 15<sup>th</sup> August, every year
- v) Every financial state 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 what date profits and expenses of common areas are included.

44. **Publication of the Accounts & Profits :-**

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.

45. **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 herein before provided and shall examine the annual Written 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.

46. 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 area and facilities) and common expenses and shall make a special to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VIII  
MORTGAGEES

47. 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 the Association shall maintain such information in a good entitled Mortgagees of Units.

48. Notice of unpaid Assessments :-

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

CHAPTER - IX  
COMPLIANCE

49. Compliance:-

These Bye laws are set forth to comply with the requirements of Maharashtra Apartment Ownership Act 1970. In case any of these Bye laws conflict with the



37

provisions of the said Act, it is hereby agreed and ~~accepted~~ that the provisions of the Act will apply.

50. 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 Board and the Secretary or any other person authorized by the Association in that behalf.

CHAPER- X

AMENDMENT TO PLAN OF APARTMENT OWNERSHIP

51. Amendments of Bye Laws :-

These Bye laws may be amended by the Association in a duly constituted meeting for such purpose and no amendments shall effect unless approved by owners presenting at least 75% of the total value of all units in the "LAXMI RESIDENCY APARTMENT" as shown in the Declaration.



SIGNED SEALED DELIVERED

By the within named

SHRI. ARUN PUNDLIKRAO NIKAM

GRANTOR

Witnesses :

1.

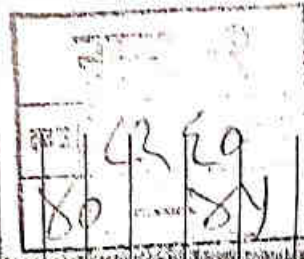
Vijay G. Chaudhari

2.

Jyotsna N. Raut.

Drafted by me  
Adv./Bar. R.S. Dandekar

Sd./-



[महाराष्ट्र वन विभाग अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]  
 गाव ता. शिंदे तालुका ता. शिंदे

|                               |                           |                |                             |              |
|-------------------------------|---------------------------|----------------|-----------------------------|--------------|
| भूमापन क्रमांक                | भूमापन क्रमांकाचा उपविभाग | भूमापना पद्धती | भोगवट्यासाठीचे नाव          | घाते क्रमांक |
| २६७११७                        | २१५                       |                | <u>मोठा लक्ष्मण सुखे</u>    | कुळाचे नाव   |
| शेताचे स्थानिक नाव            | P.No. ५                   |                | <u>अरुण पुंडलिकराव गिडम</u> | उंड          |
| लागवडीयोग्य क्षेत्र           | हेक्टर                    | आर.            |                             | र.           |
|                               | ६०२३                      | ०६             |                             | ६.           |
| एक                            | ६०२                       | ०६             |                             |              |
| मोटाखण्ड (लागवडीयोग्य नसलेले) |                           |                |                             |              |
| वर्ग (अ)                      |                           |                |                             |              |
| वर्ग (ब)                      |                           |                |                             |              |
| एक                            | ६०२                       | ०६             |                             |              |
| आकाराची                       | रूपे                      | पैसे           |                             |              |
| कुठे किंवा विशेष आकाराची      | ०                         | २९             |                             |              |
| विनशेती                       | ७६२६                      | ००             |                             |              |

२८८ = ८८ गाव नमुना वारा (पिकांची नोंदवही)  
 [महाराष्ट्र वन विभाग अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ११]

| वर्ग | हंगाम | पिकांसाठी क्षेत्रांचा तपशील |         |         |                          |         |         | लागवडीसाठी उपलब्ध नसलेली जमीन |         | वर्ग    | क्षेत्र | वर्ग    | क्षेत्र |         |
|------|-------|-----------------------------|---------|---------|--------------------------|---------|---------|-------------------------------|---------|---------|---------|---------|---------|---------|
|      |       | मिश्र पिकांसाठी क्षेत्र     |         |         | निर्भर पिकांसाठी क्षेत्र |         |         | रूप                           | क्षेत्र |         |         |         |         |         |
|      |       | पिकांचा प्रकार              | वर्ग    | क्षेत्र | पट्टा पिकांचे क्षेत्र    | वर्ग    | क्षेत्र |                               |         |         |         |         |         |         |
|      |       |                             |         |         |                          |         |         |                               |         |         |         |         |         |         |
| १    | २     | ३                           | ४       | ५       | ६                        | ७       | ८       | ९                             | १०      | ११      | १२      | १३      | १४      |         |
|      |       | हे. जा.                     | हे. जा. | हे. जा. | हे. जा.                  | हे. जा. | हे. जा. | हे. जा.                       | हे. जा. | हे. जा. | हे. जा. | हे. जा. | हे. जा. | हे. जा. |

सल प्रजापति नवकल तयार

19 AUG 2019

तलाठी नाशिक शहर

नाशिक न.सि.क.

१०९८  
९९

अस्सल प्रजापती नवकल तयार  
 १९ AUG २०१७

तलाठी शासिक शाहर

१८/१९  
२१/१०/१७

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : PS1000010591

Project: Laxmi Residency, Plot Bearing / CTS / Survey / Final Plot No.: S. NO. 26/1/1/2 PLOT NO 5t Nashik, Nashik, Nashik, 422003;

1. Mr./Ms. Arun Pundlik Nikam son/daughter of Mr./Ms. Pundlik Nikam Tehsil: Chandvad, District: Nashik Pin: 423101, situated in State of Maharashtra.

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 31/08/2017 and ending with 30/06/2020 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

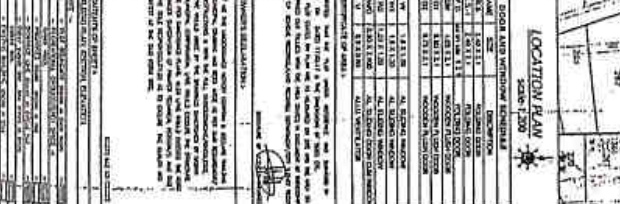
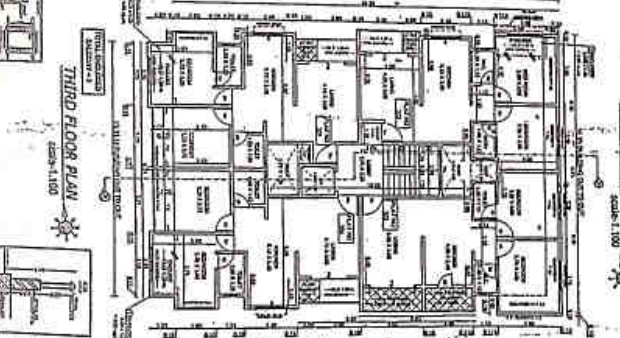
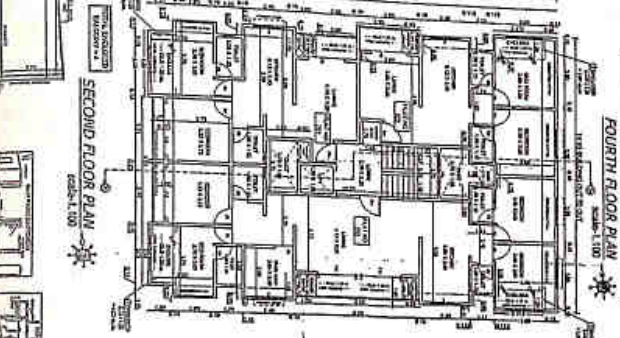
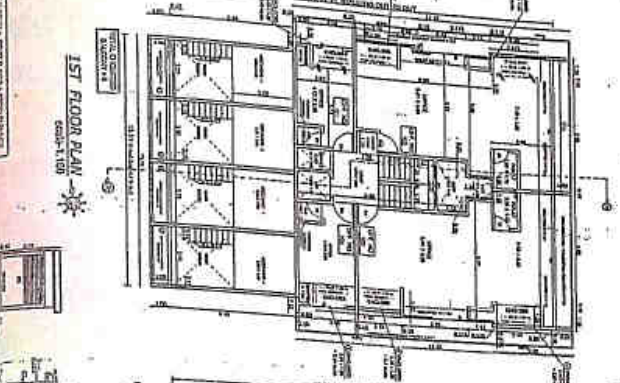
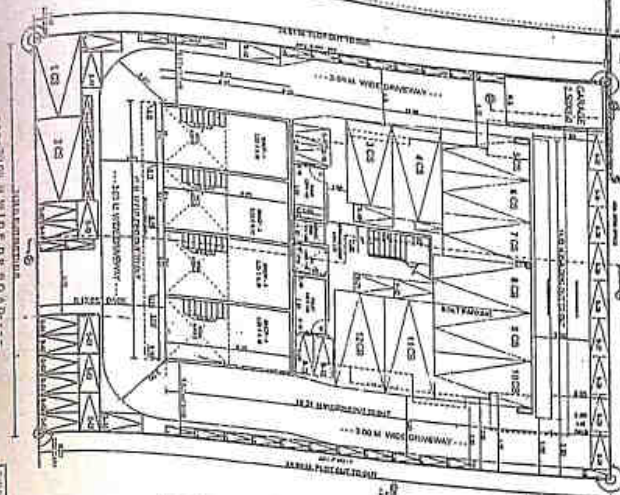
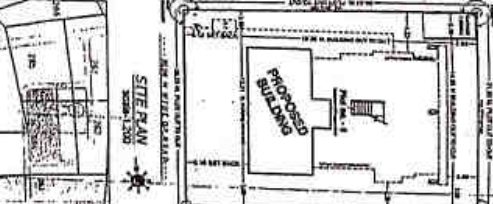
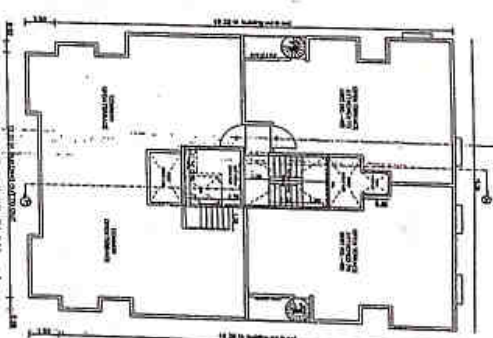
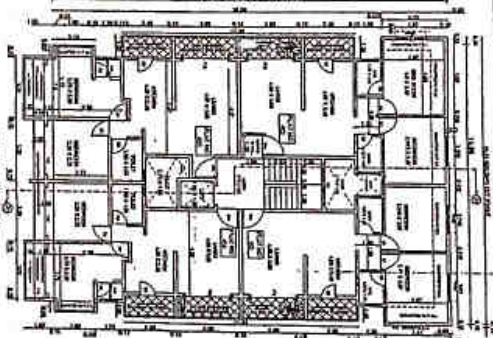
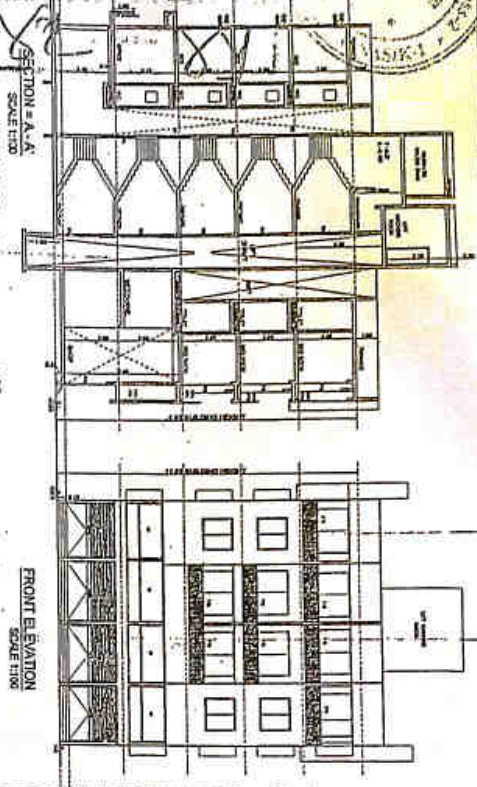
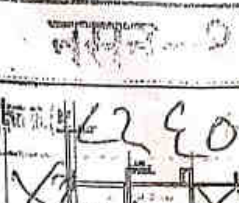
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 31-08-2017 14:55:07

Dated: 31/08/2017

Place: Mumbai

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

[illegible]



# नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23913

(पूर्ण/भूमिगत)

जाचक क्र./ननिपि/२५११/२३९१३/२५  
दिनांक : १६/०८/२०१९

०./क्षेत्री

अरुण पुंडालीकराव निकम

पॅन क्रमांक :

कल्पाचे ठिकाण व पत्ता : नाशिक

भावक क्र. २५११/ओसी/६३ दिनांक १२/०८/२०१९

सॅकट प्लॉट / भूमिती इंडेक्स नं. ३१२०६०३३

महाराष्ट्र,

दाखला देण्यात येतो की,

शिवायतील/सि.स.नं., स.नं. २६०११/१२/५

प्लॉट नं. ५

अ.भू. क्र.

नाशिक

मधील इमारतीच्या

लव्ग + चार मजले फोक्त

मजल्याचे इकडील बांधकाम परवानगी क्र. २५११/३६/१५२१

दिनांक ०८/०५/२०१८ अन्वये

देल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री.

किशोर शिंदे

रजिस्ट्रेशन क्र. CA/११/२१२३

गांचे निरीक्षणाखाली पूर्ण झाली असून निर्वासी/निर्वासेतर/शैक्षणिक/निर्वासी व निर्वासेतर कारणासाठी खालील अटी

गतीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकुण बांधकाम क्षेत्र ११२३.११ चौ.मी. या पैकी निर्वासी ७८४.७५ चौ.मी. निर्वासेतर ३३८.३६ चौ.मी.

२) एकुण चटई क्षेत्र १०५२.८५ चौ.मी. या पैकी निर्वासी ७९६.३६ चौ.मी. निर्वासेतर ३३६.४९ चौ.मी.

३) एकुण पार्किंग क्षेत्र — या पैकी निर्वासी — निर्वासेतर — चौ.मी.

४) सदर इमारतीचा वापर निर्वासी/निर्वासेतर/शैक्षणिक/निर्वासी व निर्वासेतर कारणाकरिताच करता येईल.

त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

५) अग्निशमन विभागाचा अंतिम दाखला क्रमांक —

६) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

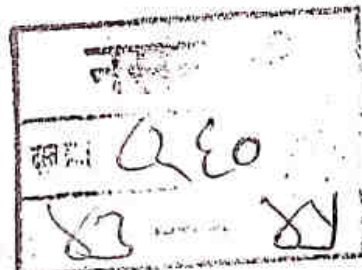
७) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

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

९) ~~जात्युज्जी बंद लडजोड रफि २ रु २६०००/- पा.क्र. ८६/७६४०~~

~~दि. १६/०८/२०१९ अन्वये झालेली आहे.~~

कार्यवाही अभियंता  
नगर नियोजन विभाग  
नाशिक महानगरपालिका, नाशिक



104/8260

दुसरा 20 नोवेंबर 2019 8:04 बजे

दस्तावेजाचा भाग-1

समन 1

५५१४५

दस्तावेजाचा क्रमांक: समन 1/8260/2019

दस्तावेजाचा क्रमांक: 8260/2019

वाढावा शुल्क: रु. 014

मोबिलीटी रु. 004

वाढावेचे मुद्रांक शुल्क: रु. 1000/-

हु. नि. सह. हु. नि. समन 1 च्या अटीप्रमाणे

क्र. सं. 8260 डा. दि. 20-11-2019

मिती 5:51 न.म. वा. द्वारा केला.

रावती: 15516

रावती दिनांक: 20/11/2019

मादकप्याचा नाक, ओतण/बिन्दू/डेव्हलपर्स पी. अरुण  
मुद्रांक शुल्क निकाल

नोदणी फी

रु. 100.00

दस्तावेजाच्या फी

रु. 900.00

मुद्रांची संख्या: 45

एकूण: 1000.00

दस्तावेजाचा क्रमांक: समन 1/8260/2019

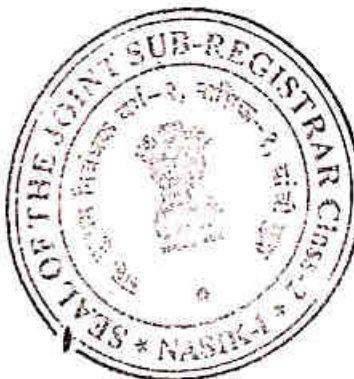
सह-सुपरींटेंडंट-2

मोबिलीटी रु. 004  
दस्तावेजाचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: ऑनलाईन

मिळी क्र. 1 20/11/2019 05:51:15 PM ची वेळ: (मादरीकरण)

मिळी क्र. 2 20/11/2019 05:52:08 PM ची वेळ: (मी)





20/11/2019 6:06:08 PM

दस्तावेज क्रमांक: 8260/2019

दस्तावेज प्रकार: - डिजिटल

दस्तावेज क्रमांक: 8260/2019

पान 1

8260/2019

दस्तावेज क्रमांक: 8260/2019

अनुक्र. पक्षकाराचे नाव व पत्ता

1 नाव: ओनर/बिल्डर/ डेव्हलपर श्री. अरुण पुंडलिकराव निकम  
पत्ता: प्लॉट नं.: -, मार्ग नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: -, फ्लॅट नं.: रा. लक्ष्मी नरसिंह होम, अहिल्यादेवी हौसिंग सोसायटी, चांदवड ता. चांदवड जि. नाशिक, महाराष्ट्र, नाशिक.  
पिन नंबर: ABUPN7105N

पक्षकाराचा प्रकार

बिल्डर देणार

वय: 57

स्वाक्षरी:

व्यावृत्ति

अंशक्रमांक नं.



वरील दस्तावेज करून देणार तपासणीत दिनांक 20/11/2019 05:53:16 PM  
शिका क्र.3 ची वेळ: 20/11/2019 05:53:16 PM

ओळख:-

दस्तावेज निष्पादनाचा अनुवीक्षण देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रमाणीकरण पडताळण्यात आली आहे.  
त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

| Sr. No. | Type of Party & Name                                            | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|---------|-----------------------------------------------------------------|----------------------------------------|------------------------------------------------------------|
| 1       | बिल्डर देणार<br>ओनर/बिल्डर/ डेव्हलपर श्री. अरुण पुंडलिकराव निकम | 20/11/2019 05:54:00 PM                 | श्री अरुण पुंडलिकराव निकम<br>M<br>XXXX XXXX 5492<br>       |

शिका क्र.4 ची वेळ: 20/11/2019 05:54:02 PM

सह-रजिस्ट्रार नाशिक

नाशिक-१

EPayment Details.

निरासित करण्यात येते की

आ दस्तावेज एकूण १ न

पान आहेत

पह दुसरे निष्पक्ष वग ३

नाशिक-१

Sr. Epayment Number

1 2011201909882

2 MH008566617201920E

Defacement Number

2011201909882D

0004400160201920

8260/2019

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पुस्तक क्रमांक १

अनुक्रमांक 1260 वर दिनांक

20 नोव्हेंबर २०१९ रोजी नोंदल्या.

सह. दुसरे निष्पक्ष वग-२, नाशिक-१.

