

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 lobbies, vestibules, stairways, elevators and other areas of **KALYAN SAMRUDDHI APARTMENT 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 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 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 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 **KALYAN SAMRUDDHI APARTMENT CONDOMINIUM** shall post any advertisement or posters of any kind in or on the building except as authorised by the association.

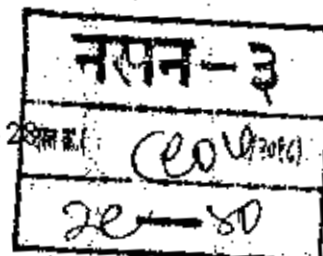
2. Residents shall exercise extreme care about making noises or the use of the musical instruments, radios, T.V. and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal Sanitary By-laws or regulations.

3. It is prohibited to hang garments, rugs, etc. from the windows balconies or from any of the facades of the **KALYAN SAMRUDDHI APARTMENT CONDOMINIUM**.

4. It is prohibited to dust rugs 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 wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. On the exterior of the **KALYAN SAMRUDDHI APARTMENT CONDOMINIUM** 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 form 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 :

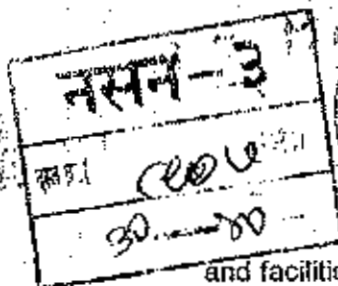
Should there be any Federation of Apartment Owners the locality in which the **KALYAN SAMRUDDHI APARTMENT CONDOMINIUM** is situate, the association may, after consulting the competent authority, become a member thereof and pay the sums from time to time payable to such federation under the rules thereof.

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 areas and contributions towards common expenses and his share of assessment and other dues, if any in respect 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 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 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 is incorrect, unvouched or not in accordance with law.

51. POWER OF AUDITOR :

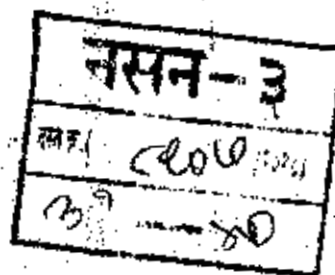
The auditor shall be entitled to call for and examine any papers or documents belonging to the association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER VIII

MORTGAGES

52. NOTICE TO ASSOCIATION :

An owner who mortgages his 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 association 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 Maharashtra Apartment Ownership Act 1970 in case any of these By-laws conflict with the provisions of the said Act, it is hereby agreed and accepted that 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 **KALYAN SAMRUDDHI APARTMENT CONDOMINIUM** as shown in the declaration.

नसं-३
क्र.सं. ८००
३२-४०



घोषणापत्र / जापथपत्र -

मी/आम्ही खाली सही करणार मा. नोंदणी महासिरीकक म. रा. पुणे यांचे दिनांक ३० / ११ / २०१३ रोजीचे परिपत्रानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख जोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून, या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहेत.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आमही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हिसबंदीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी करयदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कगदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दवा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरव कगदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे / उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजांची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही, जर भविष्यात कायदानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस पत्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / जापथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून घेणार



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अंशभागी)

जाचक क्र./मिति/2019/05/10890

दिनांक: 01/03/2019

No. A 20576

श्री./श्रीमती म. कल्याण टोक इन्फ्रास्ट्रक्चर्स लिमिटेड.

संदर्भ: तुमचा दिनांक 28 / 01 / 2019 या अर्ज क्रमांक मि-9/2019/9910

महाराज,

दाखला देण्यात येतो की डा. आ. पु. व. शिवासीतील / सि.स.न., स. नं. 34/9+2/9

प्लॉट नं. 30+32 मधील इमारतीच्या महामास्त्र + मॅकेनिकल + पॅव्हीमेंट

मजल्याचे इकडील बांधकाम परवानगी क्र. मि-9/201/2019 दिनांक 30/09/2018 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि. / सुपरवायझर, श्री. डॉ. अमृतकुमार

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

त्याचे एकूण बांधकाम क्षेत्र 383E-80 चौ.मी. चौ.मी.

व सॉर्ट क्षेत्र 33E-9E चौ.मी. चौ.मी.

1) सदर इमारतीचा वापर निवासी/निवासेतर/सैद्धांतिक कारणाकरिताच करता येईल. त्या बाबत बदल करता येणार नाही.

2) घरपट्टी आकारणीसाठी आकारणी प्रत अधिका (घर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तसे घरपट्टी बाबत संबंधीत विभागाकडे स्वरीत संपर्क साधावा.

3) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

4) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्ण परवानगी शिवाय बापरांमध्ये व बांधकामांमध्ये कोणताही बदल करू नये.

5) बांधकाम निष्पत्ती क्र. 290001-पा.नं. 38/884 म. 30/09/2018 व काळवणी
मि. 30/09/2018 व फाईल क्र. 38/884 म. 30/09/2018 व अर्जाची हजेरी बांधकाम
क्र. 30001- व अर्जाची हजेरी क्र. 38/884 म. 30/09/2018 व अर्जाची हजेरी क्र. 38/884 म. 30/09/2018
पा.नं. 39/994 म. 30/09/2018 अन्वये शिवाय आदेश.

नसल-3

रज. क्र. 38-80



कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक



गव. नमुना नं.

पुन 4

दैनिक पावती पुस्तक

1252802

शि. डी. साख भरलेची
पावती सोबत आणवी.

महाराष्ट्र शासन (रोजकीव व पावती पुस्तक)

गव. गोवा

साधुको- नाशिक

खतो क्र.

दिनांक 4/9/2019

भोगवदावार/विशे देणारी कायान टोक इन्फ्रास्ट्रक्चर्स लि

एकत्रीकृत संगीन महसूल CEEP

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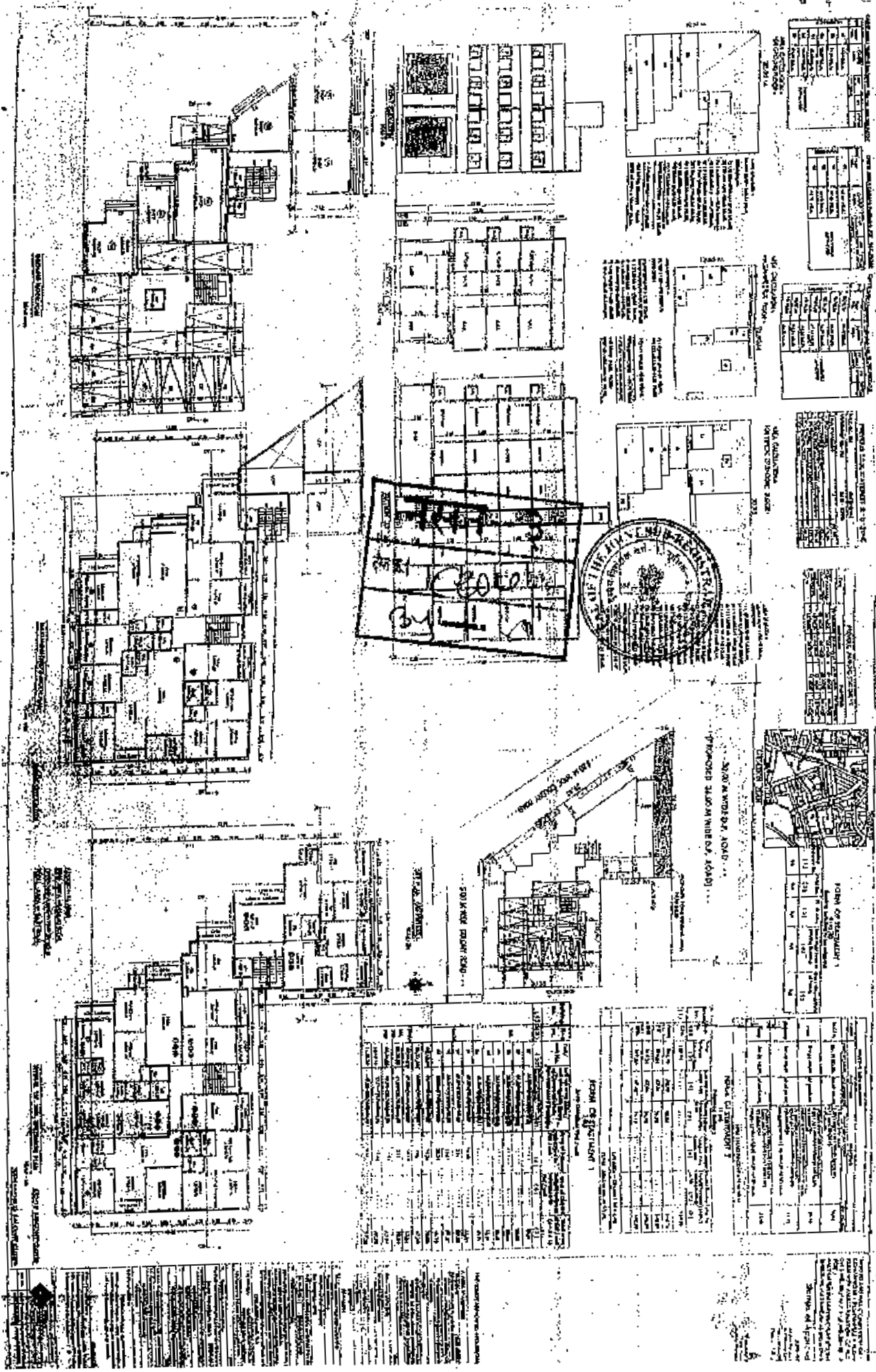


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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF
BOARD OF DIRECTOR OF KALYAN TOLL INFRASTRUCTURE LIMITED HELD ON
MONDAY, THE 10TH JUNE, 2014 AT 10.30 A.M. AT THE REGISTERED OFFICE
OF THE COMPANY AT "VIDHYADEEP", 1B3 MANORAMAGANJ INDORE - 462004

नसम-३

"RESOLVED THAT the Board of Director of Company be and is hereby
authorizing Shri. Sunil Koriwal to negotiate, settle the terms and condition and the
most advantageous price for sale of the Company property "Kalyan Samrudhli,
Plot no-30 & 32, Survey no. 58/1, Dhruv Nagar, Opp Essar Petrol Pump, Gangapur,
Salpur Link Road, Nashik (Maharashtra) and to execute the requisite agreement
for sale, sale deed and such other document as may be found necessary, modify or
amend the documents, so executed where necessary and to complete all
administrative, revenue and legal formalities for sale, including present the
documents so signed by him on behalf of the Company for registration before the
Registrar and to do all such other acts, deeds and things as are incidental or
consequential thereto."

"RESOLVED THAT the common seal of the Company, wherever required be
affixed subject to the provisions of the article of Association of the Company, for the
completion of aforesaid documentation."

नसम-३

(Sunil Koriwal)
Signature Attested

Director
(Anil Garg)



Director
CERTIFIED TRUE COPY
For Kalyan Toll Infrastructure Limited



हमीपत्र

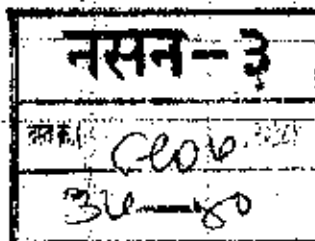
आम्ही कल्याण टोल इन्फ्रास्ट्रक्चर लिमिटेड आज दिनांक 09/04/2015 रोजी बांधिल भाग
यिकीचा करारनामा या विषयाचा दस्त मे. दुय्यम निबंधक सहाय नासिक मध्ये नोंदणीसाठी दाखल
केला आहे.

मिळवणीचे वर्णन :- मोजे गंगपूर या गांवचे शिवासाठी, सर्व्हे नंबर 58/1+2/1, यापैकी
प्लॉट नंबर 30 व 32 यांची अनुक्रमे क्षेत्र 633.70 चौ.मी. व 368.40 चौ.मी. असे एकूण क्षेत्र 1000.1 चौ. मी.
यामिळवणीवरील कल्याण समृद्धी या इमारतीखाल तिस-या मजल्यावरील फ्लॅट नं. 13

वर नमुद फ्लॅट मिळवणी सोबत याहन तक (पार्किंग) चे क्षेत्र तितक घेतलेले / विकत दिलेले
नाही, याबद्दल सदरचे हमीपत्र लिहून देत आहे.

लिहून देणार

लिहून घेणार



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

(See rule 8(a))

This registration is granted under section 5 of the Act to the following project under project registration number **P51600011079**

Project: Kalyan Samruddhi, Plot Bearing / GTS / Survey / Final Plot No.: 58/1, 2/1 at Nashik, Nashik, Nashik, 422010;

1. **Kalyan Toll Infrastructure Ltd** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422013.**

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, Rules 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 scheduled 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 **31/12/2016** 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, Maharashtra Real Estate Regulatory Authority)
Date: 31-08-2017 15:07:13

Dated: 31/08/2017
Place: Mumbai

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KALYAN TOLL INFRASTRUCTURE
LIMITED

03/07/2002

Permanent Account Number

AACCK1840M



Bar Council of
Maharashtra & Co.
HIGH COURT, BOMBAY

Name

Residence

Ref No.

Enrolled On

Date Of Birth

147815

: GHIYA MONIKA KANTILAL

: NASHIK, Dist. NASHIK

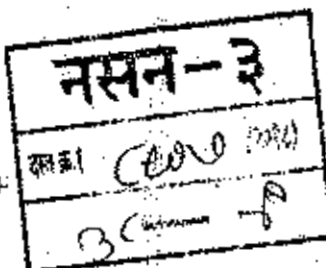
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CHAIRMAN



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN: 2612201807024	Date: 26/12/2018
Received from Kalyan Toll Infrastructure, Mobile number 9823133121, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik 3 of the District Nashik.	
Payment Details	
Bank Name: MAHB	Date: 26/12/2018
Bank CIN: 1000415201812260000	REF No.: 002604229
This is computer generated receipt, hence no signature is required.	

34/28907

शनिवार, 29 डिसेंबर 2018 4:03 म.नं.

दस्ता गोपबारा भाग-1

नसम3

30/180

दस्ता क्रमांक: 8907/2018

दस्ता क्रमांक: नसम3/8907/2018

बाजार मूल्य: रु. 01/-

गोबंदवा: रु. 00/-

गमनेचे मूल्य: रु. 100/-

यु. नि. सह. यु. नि. नसम3 यांचे कार्यालय

मसती: 10903

पायली दिनांक: 29/12/2018

अ. क्र. 8907 वर दि. 29-12-2018

सादरकरणाचे माध्यम: कल्याण टोल इन्फ्रास्ट्रक्चर लि. तर्फे अधिकृत एम वी. सुनील भवनगोपाल केळरीवाल

दोषी 4:09 म.नं. 34/28907

नोंदणी फी

रु. 100.00

दस्ता ह्यागळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण: 940.00

दस्ता ह्यागळणीची मही:

Joint Sub Registrar Nashik8

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: डिक्लेरेशन

मुद्रांक शुल्क: प्रतिमात्रे

शिक्का क्र. 1 : 29/12/2018 04:09:22 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 : 29/12/2018 04:10:44 PM ची वेळ: (फी)





29/12/2018 4:05:39 PM

दस्तावेजाचा क्रमांक: नस्रन 3/8907/2018

दस्तावेजाचा प्रकार: डिक्लेरेशन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाम: कल्याण टोल इन्फ्रस्ट्रक्चर लि. तर्फे अधिकृत इसम धी. मुनिल मदनगोपाल केजरीवाल पत्ता: प्लॉट नं. १, माळा घाट, इमारतीचे नाव: १, प्लॉट नं. १ विमानपथ, 16/3, मनोरमा रोड, इंदौर - मध्य प्रदेश, पिन नं. ४६२००२ ०५/११/२०१८, इंदौर. पिन नं. ४६२००२	लिहून देणार वय: ५१ स्वाक्षरी:		

नवीन दस्तावेजाचा करून देणार तपशीलवार डिक्लेरेशन चा दस्तावेजाचा करून देणार करून देणार करून देणार करून देणार.

शेवटचा क्र. 3 ची वेळ: 29/12/2018 04:12:03 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तावेजाचा करून देणार यांना कर्तव्य: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा छपा
1	नाम: जे. मोतीलाल कांतीलाल धीया क: 34 पत्ता: Jilha Nyayalay Nashik पिन कोड: 422002		

शेवटचा क्र. 3 ची वेळ: 29/12/2018 04:12:50 PM

शेवटचा क्र. 5 ची वेळ: 29/12/2018 04:12:53 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik3

EPayment Details.

Sr. Payment Number
1 812201807024

Deplacement Number
2612201807024

पुस्तक क्रमांक १, क्रमांक

वर्ग नोंदणी

दिनांक २९ डिसेंबर २०१८

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सदर दुय्यम निबंधक वर्ग-२
नाशिक-३.



