

NOTICE OF MEETING :-

It will be the duty of the secretary to mail or send notice 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 but not more than seven 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 MEETING :-

If any meeting of the apartment-owner cannot be organized 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 at all meeting 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 authorized by them, if present,
- f) Report of Committee,
- g) Election of Board of Managers,
- h) Unfinished business, if any,
- i) New Business.

CHAPTER - IV :-

BOARD OF MANAGERS :-

19. MANAGEMENT OF ASSOCIATION :-

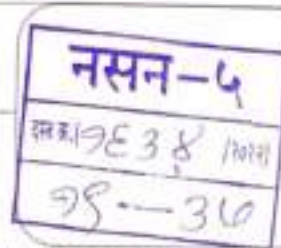
The affairs of the association shall be governed by Board of Managers.

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



Care-up keep and maintenance of " SAIKIRAN APARTMENT " CONDOMINIUM and common areas and common area and facilities.

- b) Collections 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 " SAIKIRAN APARTMENT " Condominium and the common areas and facilities and the restricted common area and the facilities.
- d) To provide for the manner in which the audit and account 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 account 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 written up promptly and is signed duly by one of the members of the Board authorized in this behalf.
- h) To hear and deal with complaints.

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 authorize including but not limited to the duties listed in the bye-laws 21.

23. **ELECTION & TERM OF OFFICE :-**

At the first annual meeting of the association the term of the office of two Managers shall be fixed for three years. The term of office of two Managers shall be fixed at one year. At the expiration of the initial term of office of such respective Manager. A successor shall be elected to serve a term of three years. The Manager shall hold office until their successors have been elected and hold their first meeting. (if a larger Board is contemplated, the terms of office shall or 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 quorum and each person so elected shall be a manager until a successor is elected at the next annual meeting of the association.



REMOVAL OF MANAGERS :-

At any regular or special meeting duly called any one or more of the managers may be removed with or without caused by a majority of the apartment owners and a successor may then and there 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 shall be fixed the managers at the meeting at which such managers were elected and no notice shall be 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 MEETING :-

Regular meetings of the Board should be held at such time and place shall be determined from time to time by the majority of 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 by telegraph. At least three days prior to the day named for such meeting.

28. SPECIAL MEETINGS :-

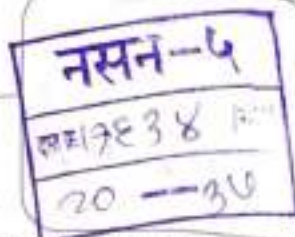
Special meetings of the board may be called by the president on three days notice to each manager. Give personally or by mail or telegraph, which notice shall state the time place (as hereinabove provided) and purpose of the meeting. Special meetings of the board shall be called by the president or secretary 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 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 no notice shall be required and any business may be transacted at such meeting.

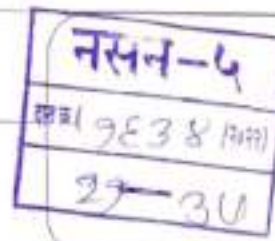
30. QUORUM :-

At all meetings of the Board 1/3 of the total strength of the managers shall constitute a quorum for managers present at the meeting at which a quorum is present shall be the acts of the Board. If at any meeting of the Board there shall be less than a quorum present the majority of these present may adjourn the meeting, from time to time any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.





- 21 -



The bonds may require that all officers and employees of the association handling or responsible for association funds shall furnish adequate fidelity bonds. The premium on such bonds shall be paid by the association.

CHAPTER - V OFFICERS

32. DESIGNATION :-

The principal officer of the association shall be president, a vice president a secretary and a Treasurer of whom shall be elected by and form the Boards. The Board may appoint an assistant Treasurer and an assistant Secretary and such other officers as in their judgment may be necessary. In the case 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 of the Organization 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 of 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 shall preside at all meetings of the association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to the power to appoint committees from among owners from time to time as he may in his discretion decide to be appropriate to assist 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 the president nor the vice-president is able to act, the board shall appoint some other member of the board so to act on interim basis. The vice president shall also perform such other duties as shall from time to time be imposed upon him by board.

37. SECRETARY :-

The Secretary shall keep the minutes of all 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.



TREASURER >

The treasurer shall be responsible for association 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 shall be responsible of the deposit of all moneys and other valuable effects in the name and to the credit and the association in such depositories 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 " SAIKIRAN APARTMENT " Condominium, which may include an insurance premium for a policy to cover repair work and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessment shall be made pro - rata according to the value owned, as stipulated in the declarations such assessments shall include monthly payments to a General Operating Reserve Fund for replacements.

40. MAINTAINANCE & REPAIR:-

1. Every owner must perform promptly, all maintenance repair work within his own unit. Which if omitted would effect the " SAIKIRAN APARTMENT " Condominium in entirely or in part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

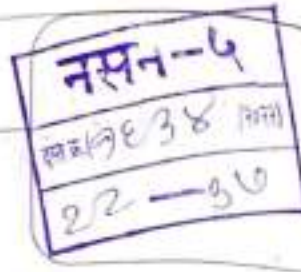
2. All the repair of the internal installation of the unit such as water, light, gas, power, sewage, telephones, air conditioners, sanitary, installations, doors windows, lamps and other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.

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 :-

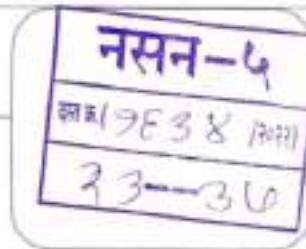
- 1) All units (except units on the Ground floor, shop premises) shall be utilized for residential purpose only.
- 2) An owner shall not make any structural modifications or alterations in his unit or installation located therein without previously notifying the association in writing, through the president 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 stipulated time shall mean that there is no objection to the proposed modifications, alterations or installation.

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





-23-



An owner shall not place or cause to be placed or cause to be placed in the lobbies vestibules, stairways, elevators & other area of " SAIKIRAN APARTMENT " condominium and facilities of a similar nature both common and restricted any furniture, packages or objects of any kind such area 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 authorized by the board or the Association in case of an emergency originating in or treating 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 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 " SAIKIRAN APARTMENT " condominium shall post any advertisement or posters of any kind or on the building, except as authorized by the association.

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

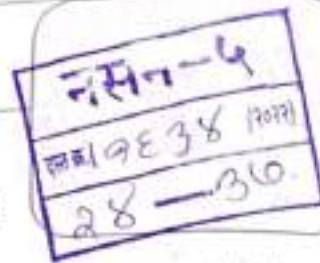
3. It is prohibited to hang garments, rugs etc. from the windows, balconies or from any of the faces of the " SAIKIRAN APARTMENT " condominium.

4. It is prohibited to dust rugs, etc. by beating on the exterior part of the said condominium.

5. It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin. No. owner, residence or lessee shall install wiring for electrical or telephone installation television antenna, machines or air conditioning units, etc. On the exterior of the " SAIKIRAN APARTMENT " Apartment Condominium or that produce through the walls or the roof of that condominium except as authorized by the Association.



CHAPTER - VII
FUNDS AND THEIR INVESTMENTS



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 reserve funds.
- d) by raising loans, if necessary subject to terms & conditions as the associations, with approval of the competent Authority may determine in behalf.

46. INVESTMENT :-

The association may invest or deposit its funds in one or more of the following :-

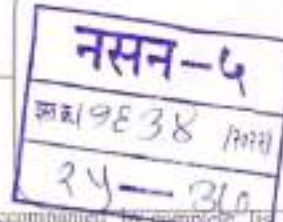
- a) In the central co-op. bank or in the state co-op. bank or any other schedule bank by the meeting.
- b) In any of the Securities specified in Section - 20 of the Indian Trust Act, 1882.
- c) In any co-op. bank other than these referred to in clause (a) of this bye-laws or in any banking company approved for this purpose by the association.

47. APPLICATION :-

Should there be any Federation of Apartment owners in the locality in which the " SAIKIRAN 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.

48. ACCOUNTS :-

- (1) A banking accounts 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 its personal custody an amount not exceeding Rs:- 183/- 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 passbook in which the secretary shall enter amount paid to be 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 his apartments.
- (3) The association shall on or before 31st July in each year publish as 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 these 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 than 15 th August every year.



Every financial statement shall be accompanied by a statement of the apartment owner. There shall also accompany the financial statement in a financial statement of loan. The financial statement shall state up to what date profits and expenses of common areas are unclouded.

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 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 accounts relating thereto and shall either sign the same as found by him to be correct, or specially report to the association in what respect he finds it incorrect, untouched 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 a special report to the association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VIII

52. **NOTICE TO ASSOCIATION** >

An owner who mortgages his units shall notify that association through the Manager, if any or the president of Board, in the event there is no manager, the name and address of his mortgages and the association shall maintain such information in a book entitled Mortgages of Units.

53. **NOTICE TO UNPAID ASSESSMENTS** :-

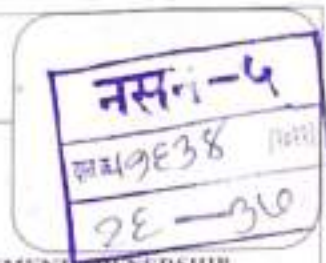
The association shall at the request of mortgage of a unit report any unpaid assessment due from the owner of such unit.

54. **COMPLIANCE** >

These bye-laws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these bye-laws conflict with the provision of the Act will apply.

55. **SEAL OF THE ASSOCIATION** >

The association shall have a common seal which be the custody of the Secretary and shall be used only under the authority of resolution of the board and every deed of instruments to which the seal is affixed shall be attested or on behalf of the association by two members of the board and the secretary or any other person authorized by the association in that behalf.



CHAPTER - X

AMENDMENT TO PLAN APARTMENT OWNERSHIP

AMENDMENT OF BYE-LAWS :-

These bye-laws may be amended by the association in a duly consisted meeting for such purpose and no amendment shall take effect unless approved by owners representing as least 75 % (percent) of the total value of all units in the 1980 Apartment Condominium as shown in the Declaration.

IN WITNESS WHEREOF THE GRANTORS HERETO SET THEIR RESPECTIVE HANDS THIS DAY OF 07th FEBRUARY IN THE YEAR 2022.

THE GRANTOR

Only



1. MR. RAGHUVEERSINGH BACCHANSINGH NAGEE,
2. MR. JOGINDARKAUR RAJENDRASINGH NAGEE,
3. MR. JASBEERSINGH RAJENDRASINGH AGEE,
4. MR. KAWALJIT KAUR SIMRAN SINGH FUL,
5. MANPREETKAUR RAJENDRSINGH NAGEE,
6. MRS. PARAMJEETKAUR KULWANTSINGH ALIES SURINDAR KAUR
7. INDARJEETKAUR SUJITSINGH

Through their General Power of Attorney holder
SAI DEVELOPERS THROUGH PARTNER
MR. CHHAGANBHAI PANCHANBHAI POKAR,
(THE OWNER/THE VENDOR THE GRANTOR NO.1)



Only



SAI DEVELOPERS THROUGH PARTNER
MR. CHHAGANBHAI PANCHANBHAI POKAR,
(BUILDER/PROMOTER) THE GRANTOR NO. 2.



WITNESS :-

1) *S. A. Aril*
S. A. Aril

2) *Amol Bhole*
(Amol Bhole)

आयकर विभाग
INCOME TAX DEPARTMENT
CHHARGANHA PANCHARSHA POKAR
PANCHARSHA MANJIBHA POKAR
24/03/1967
Permanent Account Number
AATPP0820



नाशिक महानगरपालिका, नाशिक

इमारत बांधण्याचा दाखला

(पूर्ण/भागशः)

नाशिकपूर्व
जाचक क्र./दिनांक/20/04/2029
दिनांक : 08/09/2029

श्री. श्रीमती. सुवि. इ. र. अ. ज. म. र. की नाशी तर्फे ज. म. र. नाशिक डेव्हलपर्स
प्रकल्पाचे विवरण व पती : इ. म. र. नाशिक फर्म तर्फे ल. म. र. नाशिक पी. पोकार व इ. म. र.

मागीक इ. म. र. नाशिक, स. म. र. नाशिक

मागीक इ. म. र. नाशिक 08/09/2029 या अर्ज क्रमांक ओ. म. र. नाशिक/08/09/2029

घातान,

दाखला देण्यात येतो की, नाशिक विभागातील/मि. म. र., प्लॉट नं. 08/09/2029/08/09/2029

प्लॉट नं. 08/09/2029 अ. म. र. म. र. नाशिक इ. म. र. नाशिक/08/09/2029/08/09/2029

मजकबाचे इ. म. र. नाशिक/08/09/2029/08/09/2029 अ. म. र. नाशिक/08/09/2029/08/09/2029

दिव्याप्रमाणे अ. म. र. नाशिक/08/09/2029/08/09/2029 अ. म. र. नाशिक/08/09/2029/08/09/2029

धाने निरीक्षणार्थाची पूर्ण ज्ञानी असून नि. म. र. नाशिक/08/09/2029/08/09/2029 अ. म. र. नाशिक/08/09/2029/08/09/2029

सर्वीस अर्जिन राहून इ. म. र. नाशिक/08/09/2029/08/09/2029 अ. म. र. नाशिक/08/09/2029/08/09/2029

१) एकूण बांधकाम क्षेत्र ०८६६.८५ चौ. मी. या पैकी नि. म. र. नाशिक/08/09/2029/08/09/2029 अ. म. र. नाशिक/08/09/2029/08/09/2029

२) एकूण प्लॉट क्षेत्र ०५५.९२ चौ. मी. या पैकी नि. म. र. नाशिक/08/09/2029/08/09/2029 अ. म. र. नाशिक/08/09/2029/08/09/2029

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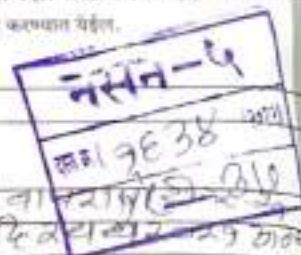
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कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक



पावती

नस-५
ल३५६३४
५०-३१०

Original/Duplicate

पावती ७९३१ दिनांक: ०४/०८/२०१५

गावपातळ मुशिकी शहर

दस्तावेजाचा अनुक्रमांक: नस२-५९८७-२०१५

दस्तावेजाचा प्रकार: जनरल पोवर ऑफ वॉटनी

सादर करणाऱ्याचे नाव: साई डेव्हलपर्स तर्फे भागीदार नं. २, श्री. अमृताबेन छगनभाई पोकार
यांचे जनरल मुखत्यार म्हणून व स्वतःकरीता नं. १ श्री. छगनभाई पचानभाई पोकार

नोंदणी फी ₹. १००.००
दस्त हस्ताक्षरी फी ₹. १०००.००
पुस्त्याची संख्या: ५०

एकूण: ₹. ११००.००

अपणास मूळ दस्त, येवनेल प्रिंट, मुबंती-२ व सीडी अंदाजे
३:३८ PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 2

बाजार मुल्य: ₹. १/-

मरलेले मुद्रांक शुल्क: ₹. १००/-

मोबदला: ₹. १/-

सह दुय्यम निबंधक वर्ग-२
नाशिक - २

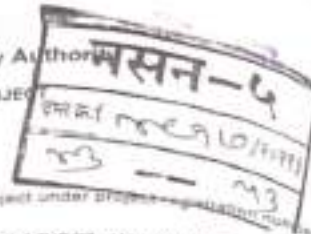
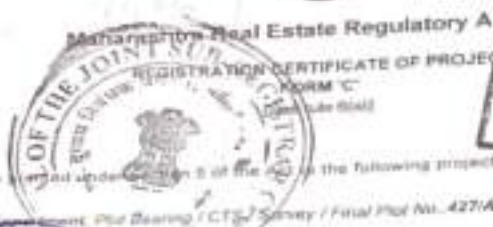
- १) देयकाचा प्रकार: By Cash रकम: ₹ १००/-
- २) देयकाचा प्रकार: By Cash रकम: ₹ १०००/-

घोषणापत्र

मी/आम्ही, श्री/श्रीमती साई डेव्हलपर्स तर्फे अमृताबेन छगनभाई पचानभाई पोकार याद्वारे घोषित करतो की, सह दुय्यम निबंधक वर्ग-२, नाशिक यांचे कार्यालयात हा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अमृताबेन छगनभाई पोकार यांनी दिनांक ४/८/१५ रोजी मला/आम्हांला दिलेल्या मुल मुखत्यार पत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जबाब दिला आहे. सदर कुल मुखत्यार पत्र लिहून देणार यांनी कुल मुखत्यार पत्र रद्द केलेले नाही किंवा कुल मुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुल मुखत्यार पत्र रद्द बातल ठरलेले नाही. सदरचे कुल मुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे / आहोत. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेत मी / आम्ही पात्र राहील / राहू, याची मला आम्हांला जाणीय आहे.

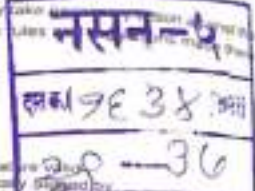
४/८/२२

Om



This registration is granted under section 5 of the Act in the following project under Project Registration Number
 P516/2011947
 Project: Sai Kruti Apartment, Plot Bearing (CTD) Survey / Final Plot No. 427/A/B/C/27 of Nashik (M Corp), Nashik
 Nashik, 422001

1. The promoter having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422001, is hereby registered under the following conditions, namely:-
2. The promoter shall comply with the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees in the case of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) Act, 2017 (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disbursement Website) Rules, 2017.
 - The promoter shall deposit twenty percent of the amounts realized 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 clause (1) of sub-section (2) of section 4 read with Rule 5.
 - That none of the amounts to be realized 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 remaining of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 01/09/2017 and ending with 31/03/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 8.
 - 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 such action as it may deem fit including revoking the registration granted herein, as per the Act and the rules made there under.



Signature of
 Dr. V. S. Maheshwari
 (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 01-09-2017 14:51:31

Dated: 01/09/2017
 Place: Mumbai

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

पावली Original/Duplicate

पावली क्र.: 7930 दिनांक: 04/09/2017

भाषाचे नाव: नाशिक शहर
 वस्तुसंज्ञा अंक: नसम-२-५९८८-२०१५
 वस्तुसंज्ञा प्रकार: निवासकरनामा
 सादर करणाऱ्याचे नाव: साई देवदास फर्ग्युसन व स्वतःकरीता नं. १ बी. खमनभाई पंचामभाई सोनार
 सोनार फी
 वस्तु हस्तांतरण फी
 शुल्काची रक्कम: ६९

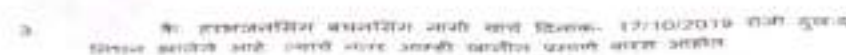
राजपत्र: र. ३१

आपणास सूच द्या, संघटन पत्र, शुभंकर व सीडी अर्जाचे
 3:35 PM ह्या वेळी मिळेल.
 Joint Sub-Registrar

वाजार मूल्य: रु. 12529000/-
 भरलेले शुल्काचे मूल्य: रु. 667100/-
 मोबाइल: रु. 13342000/-
 सह कुटुंब नियंत्रण मंत्रालय
 नाशिक - २
 दस्तावेजाचा प्रकार: eSBTR/SimpleReceipt खास: रु. 30000/-
 प्लॉट/खानदेश/प्लॉट क्रमांक: MH002678385201516R दिनांक: 03/08/2015
 देणारे नाव व पत्ता: IDBI
 दस्तावेजाचा प्रकार: By Cash खास: रु. 1360/-



Handwritten signature



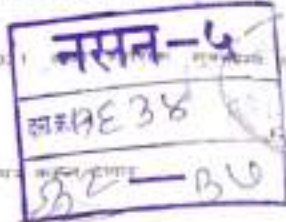


क्र.सं.	विवरण	प्रमाण	महाराष्ट्र
1.	राष्ट्रीयतापूर्वक वसतिगृह	50	महाराष्ट्र
2.	राष्ट्रीयतापूर्वक वसतिगृह	65	महाराष्ट्र
3.	राष्ट्रीयतापूर्वक वसतिगृह	55	महाराष्ट्र
4.	राष्ट्रीयतापूर्वक वसतिगृह	60	महाराष्ट्र
5.	राष्ट्रीयतापूर्वक वसतिगृह	44	महाराष्ट्र
6.	राष्ट्रीयतापूर्वक वसतिगृह	30	महाराष्ट्र
7.	राष्ट्रीयतापूर्वक वसतिगृह	27	महाराष्ट्र

राष्ट्रीयतापूर्वक वसतिगृह अर्थात् वसतिगृह अर्थात् वसतिगृह

4. राष्ट्रीयतापूर्वक वसतिगृह अर्थात् वसतिगृह अर्थात् वसतिगृह

5. राष्ट्रीयतापूर्वक वसतिगृह अर्थात् वसतिगृह अर्थात् वसतिगृह



1. राष्ट्रीयतापूर्वक वसतिगृह

2. राष्ट्रीयतापूर्वक वसतिगृह



3. राष्ट्रीयतापूर्वक वसतिगृह

4. राष्ट्रीयतापूर्वक वसतिगृह

5. राष्ट्रीयतापूर्वक वसतिगृह

6. राष्ट्रीयतापूर्वक वसतिगृह



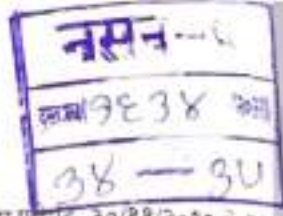
SANJEEV K. BANALE



[illegible]



घोषणापत्र / शपथपत्र



मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पु. वि. ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणूकीच्या अथवा दुबारा विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहिलेले प्रमाण / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे/आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती याची सत्यता (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हवात आहेत व ठीक मुखत्यारपत्र अद्यापही आहे व आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शमस बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहारान्वा अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण प्रकृत, निष्पादित व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

स्वाक्षर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/सगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी/आम्ही दसता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८१ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुदविला गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहे./आहोत, याची मला आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही व भविष्यात सदर प्रकरणी कायदेनुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहे/आहोत. याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहे.


लिहून देणार


लिहून देणार