

341/1830

पावती

Original/Duplicate

Tuesday, February 27, 2018

नोंदणी क्र.: 39म

2:18 PM

Regn.: 39M

पावती क्र.: 2526 दिनांक: 27/02/2018

गावाचे नाव: पावडी

दस्तऐवजाचा अनुक्रमांक: नसन4-1830-2018

दस्तऐवजाचा प्रकार: डिक्लरेशन

मादर करणान्याचे नाव: श्री. मुरलीधर गीनु पाटील यांचे तर्फे बिल्डर, डेव्हलपर व जनरल मुखत्यार म्हणून श्री. प्रकाश विरीधर अमृतकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 820.00

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ अंदाजे
2:18 PM ह्या वेळेस मिळेल.

सह. नोंदणी निबंधक वर्ग-२
Joint District Registrar Nashik 4
एडि-४

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 720/-

Signature
मूळ दस्त परत



महाराष्ट्र MAHARASHTRA

2017

वि. नं. १२०६ १२७ FEB २०१८ रु. ५००/- पेकी रु.

अ. नं.

१२७ FEB २०१८

रु. ५००/- पेकी रु.

स्टॅम्प देणारा

पुनर्वासी गिरीधर कृष्ण

रा.

प्लॉट नं. ८९, पुनर्वासी कॉलनी

सायनागर, बिल्डिंग नं.

मुद्रांक देणारा

श्री नानाजी यु. शिरसाठ

हस्ता

स्टॅम्प वेडर

सही/-

दत्त चौक, सिडको, नाशिक

परवाना क्र. ९६/२००२

सदरचा स्टॅम्प अल्ट्रा व्हायलेट

लॅम्प खाली तपासला.

मि. दुस्यम निबंधक वर्ग-२

नाशिक-४

नसन-४

क्र. १८३० /२०१८

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DECLARATION OF APARTMENT OF "AMRUT DARSHAN"

THIS DECLARATION OF APARTMENT is made and executed on this 27th day of February in the Christian Year Two Thousand Eighteen A. D. at Nashik



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Rajkumar
Om

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By :-

(1) **Mr. Murlidhar Nenu Patil**

Age : 66, Occ.: Business,
R/o.: At Post Dhurangaon, Tal. Malakapur,
Dist. Buldhana.

Through his Builder, Developer & G.P.A. Holder -

MR. PRAKASH GIRIDHAR AMRUTKAR

Age : 57 yrs., Occ.: Builder & Developer,
Office : Plot No.-89, Suryodaya Colony,
Savata Nagar, Cidco, Nashik - 422009.

(2) **MR. PRAKASH GIRIDHAR AMRUTKAR**

Age : 57 yrs., Occ.: Builder & Developer,
Office : Plot No.-89, Suryodaya Colony,
Savata Nagar, Cidco, Nashik - 422009.

Sr.No.1, Mr.Murlidhar Nenu Patil is owner of the plot property referred hereinafter and Sr.No.2, Mr. Prakash Giridhar Amrutkar for himself & G.P.A. Holder/Builder & Developer of Mr Murlidhar Nenu Patil by Regd. Development Agreement & General Power of Attorney, dtd. 27/04/2011.

Hereinafter referred to as "The Grantor Owners" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, assigns etc)

As the Grantor owners of the property more particularly described in the Schedule written hereunder herein and hereinafter referred to as the "Grantors" who are fully empowered to execute this Deed,

DECLARATION OF APARTMENT OF "AMRUT DARSHAN" U/s. 2 & 11 OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

1. WHEREAS, the property mentioned in Schedule herein below bearing Plot No.-20, total area admeasuring 300.00 Sq. mtrs., from & out of S.No.-328/2/1/20, situated at-Pathardi, Tal. & Dist. Nashik, more particularly described in the Schedule written hereunder and hereinafter referred to as "The Said Property" is owned by Grantor owners. Whereas the property mentioned in Schedule.

AND WHEREAS, the said plot property is owned & possessed by Mr. Murlidhar Nenu Patil & he has purchased the abovesaid plot property from previous owner Smt. Ashaji Hamidbhai Bagwan and others through their G.P.A. Holder Mr. Shriram Narayandas Mantri by Regd. Sale-Deed on 13/03/2003. Millenium Properties Pvt. Ltd. Through its Director Mr.Sahas Ramkumar Gaji signed as Consenting Party No.-1, Mr. Kiran Sitaram Chavan signed as Consenting Party No.-2 & M/s.Gajanan Land Developers through Mr. Nilkanth Shankarrao Patil signed as Consenting Party No.-3.The said Sale-Deed is duly registered at the Office of Sub-Registrar, Nashik-2 at Sr. No.-1306/2003 on same date. Also the name of said Mr. Murlidhar Nenu Patil was entered into Owner's



Column of R.R. in M. F. No.-8894. Thereafter, Mr. Murlidhar Mhatre had business to develop the said plot property & he has made & executed a Development Agreement & General Power of Attorney in favour of Sr.No.2, Mr. Pinkash Giridhar Amrutkar as Grantors on 3-12-2011. The said Development Agreement & General Power of Attorney are duly registered at the Office of Joint Sub-Registrar, Class-II, Nashik-3 at Sr. Nos.- 3439/2011 & 3440/2011 on 17-04-2011. The name of said Grantors Backed & Developed is entered in the other rights column of R.R. by M. F. No.-18035, dated, Mr. Pinkash Giridhar Amrutkar, has rights and authority to develop the said property as per his ability.

3. AND WHEREAS, the layout with respect to the said land has been finally approved by Asst. Director of Town Planning, Nashik Municipal Corporation, Nashik vide its Letter No.-Javak No. Town Planning Dept. Final/99/2003, dt. 26-12-2002. The Town Agricultural Permission was also issued by Collector of Nashik vide its Order No. Min/Naksha-3/NA/P No.-23498, dt. 21-10-1998. The said layout is approved in Region Dabade future scheme No.30 of C.L.C. and said scheme is approved by Order No.-C.L.C.-I No.2913/A/T & D/66895, dt. 1-10-1995 issued by Asst. Collector & Competent Authority, C.L.C. Nashik.

AND WHEREAS, the Grantors are using total L.O. area 12,00 Sq. mtrs. out of total area 49,00 Sq. mtrs. in D Zone. Certificate No. 171 which is purchased by Grantors from Mr. Naresn Jagannath Kerkh by way Regd.L.O.R. Sale-Deed No. 8092/11. The said document is duly registered at the Office of Joint Sub-Registrar, Class-II, Nashik-3 at Sr. No. 3231/2011 on same date.

4. AND WHEREAS, the Grantors hereby absolute right to develop the said property by constructing building thereon as per the approved plans and granted right to the Grantors to enter into further Agreements of Sale for the sell of construction of area to the prospective purchasers at such price and decide the terms and conditions as the Grantors may deem fit and right to construct a Building on the said property and sell the constructions and to appropriate the sale proceeds thereof.

5. AND WHEREAS the plans for the construction of the area and other premises is approved by the Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik on "Building Permit & Commencement Certificate" vide its Letter No. -AND/2013-5249/2398/14, dt.10-02-2013. Accordingly the construction of the proposed "AMRUT DARSHAN" is commenced and completed by the Grantor owners and the Executive Engineer, Town Planning Dept., Nashik Municipal Corporation has approved "Building Completion Certificate" vide its Letter No.- Javak Number/Nagamachana A/ding 3-520798-16685, dt. 23-10-2013. The said "AMRUT DARSHAN" shall consist of 32 residential units having independent approach to each unit and also having all required facilities and amenities as per the approved and sanctioned Building plans. The "AMRUT DARSHAN" consists of Ground + Full Upper Floor and the Grantors are intending to sell the various considered elements to the prospective purchasers by entering into Agreement of Sale with them. These elements are more particularly described which hereunder. The said elements are termed as the said Apartments and the prospective purchasers of the said Apartments shall acquire exclusive property rights, title, inheritance and transferrable in respect of the said Apartments one with each apartment share.

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be treated as an independent unit owned and possessed by the individual purchaser and also hereinafter shall be referred to as the Family Units. The said Apartments/units are to be treated as individual properties capable of independent use on account of each having its own exit to the common areas and facilities of the building and each unit owner having exclusive and particular right, title and interest whatsoever in his/her respective family unit and in addition, specified undivided interest in the general and common areas and facilities herein below mentioned.

6. AND WHEREAS, apart from construction of the said family units, there are areas of the said property and construction thereon, over which the Grantors and various purchasers of the said units shall have general, common as well as restricted rights more particularly defined and written in this Deed of Declaration.

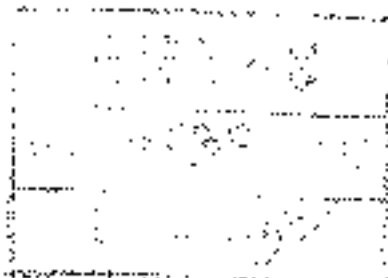
7. AND WHEREAS "AMRUT DARSHAN" constructed over the said property shall be as per the prevalent rules of floor space index (F.S.I.). Therefore considering the land area of the said property i.e. 300.00 Sq. mtrs. with TDR for said building to the extent of consumption sanctioned F.S.I. is constructed on the said property. However, in case there is any increase in the said F.S.I. rules by the concerned authorities in the future and resultant increase thereof in the F.S.I. and allowance of further construction thereof, the rights for causing such increased construction over the terrace is strictly reserved for the Grantors and in that case, the Grantors will have an exclusive right to construct the upper floors over the said building and dispose off the right to construct such increased construction or the constructed premises thereof in favour of any person, firm or institution of their choice and upon such terms and conditions and consideration as deem fit by the Grantors. Further the Grantors shall also be entitled to use the terrace for any beneficial purpose, such as, to erect hoarding of advertisements, displaying of Neon Boards and or permit erection of any cable/TV Dish Antenna or to give the entire said terrace area on rent to any company for setting up their machinery of any communication center or to let out the same for any social functions and to take appropriate income received there from.

AND WHEREAS, in pursuance to the development of the said property and to have perfect title to each independent constructed premises in "AMRUT DARSHAN" constructed over the said property, it is necessary that a legal status should be obtained by each independent constructed family units and for that purpose, the Grantors have decided for the formation and Declaration of Apartment under the scheme of the "The Maharashtra Ownership Apartment Act, 1970" hereinafter referred to as the said Act and have proposed to submit the said property and the "AMRUT DARSHAN" and the premises therein U/s. 2 and 11 of the said Act and under Rule 3 of "The Maharashtra Apartment Rules, 1971", hereinafter referred to as "the said rules".

9. AND WHEREAS, the Grantors being the original owners of the said property who has actually executed the development of the said property and therefore, is competent to execute this Deed of Declaration.

10. AND WHEREAS, the Grantors had decided that, the area in respect of the constructed family units shall be calculated and measured on the basis of carpet area,





which shall comprise of 011.10 carpet area of the premises before drawn, the area of each unit has been certified by the Architect appointed by the Owners. Area of the said premises is calculated as per the plans presented and presently approved by the authority. The carpet area is calculated including all the areas in the said premises including sit-out area of walls of units and their passages at the said premises. The area includes W.C., Bath, internal passage etc.

11. AND WHEREAS, the said property along with the "AMRUT DARSHAN" residential schemes existing hereto is hereby constituted under the provisions of the "Maharashtra Apartment Ownership Act, 1970" and hereinafter shall be known as the "AMRUT DARSHAN" and shall have the following units, common areas and facilities.

(i) Family Units :-

Out of the total available FSI sanctioned to the said "AMRUT DARSHAN" as on today, an area over 17188.00 Sq. mtrs. with F.D.R. have been sanctioned by the Grampani for the construction of building and there are 12 residential family units sanctioned, out of which 03 Units on First Floor, 03 Units on Second Floor, 03 Units on Third Floor & 03 Units on Fourth Floor in the said "AMRUT DARSHAN". The said units will be numbered consecutively from 01 to 12. Hereinafter such family units will be referred to as family unit Nos - 01, 02 and so on. The said family units are described hereinafter :-

1. Family Units :-

01. Family Unit Type No. 01 :- Flat No. 01 on First Floor, carpet area measuring 184.20 Sq.ft. i.e. 16.95 00 Sq. mtrs. approx. area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall - Two Bedrooms - Kitchen - Bath - W.C. - Balcony with amenities and facilities as shown on the plan annexed hereto. Its main door has access to the North Side corridor of the respective floor. Name of the Owner - UNSOLD.

02. Family Unit Type No. 02 :- Flat No. 02 on First Floor, carpet area measuring 188.57 Sq.ft. i.e. 17.34 70 Sq. mtrs. approx. area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall - Two Bedrooms - Kitchen - Toilet - Balcony with amenities and facilities as shown on the plan annexed hereto. Its main door has access to the East Side corridor of the respective floor. Name of the Owners - 1) Mrs. Abhijeet Ransilal Patil & 2) Mrs. Monali Abhijeet Patil (As per Regd. Agreement, Regd. No.-3459/2017, dtd. 28/06/2017).

03. Family Unit Type No. 03 :- Flat No. 03 on First Floor, carpet area measuring 184.01 Sq.ft. i.e. 16.96 00 Sq. mtrs. approx. area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall - One Bedroom - Kitchen - Bath - W.C. with amenities and facilities as shown on the plan annexed hereto. Its main door has access to the South Side corridor of the respective floor. Name of the Owner - UNSOLD.



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04. Family Unit Type No. 04 :- Flat No. 04 on Second Floor, carpet area admeasuring 484.20 Sq.ft. i.e.45.00 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall+ Two Bedrooms + Kitchen + Bath + WC + Balcony with amenities and facilities as shown on the plan attached hereto. Its main door has access to the North Side corridor of the respective floor. **Name of the Owner - UNSOLD.**

05. Family Unit Type No. 05 :- Flat No. 05 on Second Floor, carpet area admeasuring 559.52 Sq.ft. i.e.52.00 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall+ Two Bedrooms + Kitchen + Toilet + Balcony with amenities and facilities as shown on the plan attached hereto. Its main door has access to the East Side corridor of the respective floor. **Name of the Owner -UNSOLD.**

06. Family Unit Type No. 06 :- Flat No. 06 on Second Floor, carpet area admeasuring 394.03 Sq.ft. i.e.36.62 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall+ One Bedroom + Kitchen + Bath + WC with amenities and facilities as shown on the plan attached hereto. Its main door has access to the South Side corridor of the respective floor. **Name of the Owner - UNSOLD.**

07. Family Unit Type No. 07 :- Flat No. 07 on Third Floor, carpet area admeasuring 484.20 Sq.ft. i.e.45.00 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall+ Two Bedrooms + Kitchen + Bath + WC + Balcony with amenities and facilities as shown on the plan attached hereto. Its main door has access to the North Side corridor of the respective floor. **Name of the Owner - UNSOLD.**

08. Family Unit Type No. 08 :- Flat No. 08 on Third Floor, carpet area admeasuring 559.52 Sq.ft. i.e.52.00 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat

The family unit consists of the Hall+ Two Bedrooms + Kitchen + Toilet + Balcony with amenities and facilities as shown on the plan attached hereto. Its main door has access to the East Side corridor of the respective floor. **Name of the Owner -UNSOLD.**

09. Family Unit Type No. 09 :- Flat No. 09 on Third Floor, carpet area admeasuring 394.03 Sq.ft. i.e.36.62 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall+ One Bedroom + Kitchen + Bath + WC with amenities and facilities as shown on the plan attached hereto. Its main door has access to the South Side corridor of the respective floor. **Name of the Owner - UNSOLD.**



10. Family Unit Type No. 10 :- Flat No. 10 on Fourth Floor, carpet area measuring 48.30 Sq.ft. i.e. 45.00 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall - Two Bedrooms - Kitchen - Bath - WC - Balcony with amenities and facilities as shown on the plan attached hereto. Its main door has access to the North Side corridor of the respective floor. Name of the Owner - UNSOLD.

11. Family Unit Type No. 11 :- Flat No. 11 on Fourth Floor, carpet area measuring 55.52 Sq.ft. i.e. 51.60 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall - Two Bedrooms - Kitchen - Toilet - Balcony with amenities and facilities as shown on the plan attached hereto. Its main door has access to the East Side corridor of the respective floor. Name of the Owner - UNSOLD.

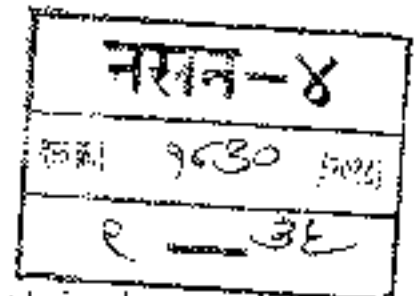
12. Family Unit Type No. 12 :- Flat No. 12 on Fourth Floor, carpet area measuring 54.22 Sq.ft. i.e. 50.62 Sq. mtrs. approx., area absolute and exclusive right to use and enjoy the said flat.

The family unit consists of the Hall - One Bedroom - Kitchen - Bath - WC with amenities and facilities as shown on the plan attached hereto. Its main door has access to the South Side corridor of the respective floor. Name of the Owner - UNSOLD.

(17) Each of the above family unit owners shall have proportional share in the common areas and facilities available to the said property and the building thereon. Each family unit shall be provided with water and electricity connection along with internal common amenities as per their respective agreements. The measurements of the said units shall be on the basis of carpet area and such area shall be confirmed by the owners of their respective units in terms of their agreements for sale to be executed individually. The definition of carpet area is stated hereinafter. Design, specification and quantities of each unit shall be as per the building plan approved for the construction of said "MURUGA JARSIAN" and attached hereto with-A and each of the unit shall have its own independent entrance and access, as shown in the said plan of Unit-A and as well as written in the here in above.

(18) The family unit holder shall have equal rights in the common staircase and landing place except the marginal open spaces, which have been allotted to the particular unit holder. The unit holders in the building shall not object nor obstruct such allotment of such space by the Vendors/Creators.

(19) For performing any installation, alteration or repairs to the mechanical or electric services, drainage as well as water connection or any other such repairs etc. the unit holders who have been allotted the marginal spaces, parking places, etc. etc. will not raise any objection for entry into such places for such installation, alteration or repairs.



mentioned above. Provided that, requests for entry are made in advance and that such entries at a time convenient to such owners. In case of an emergency, such right of entry shall be immediate. It will be the duty of all the unit holders/managers after the work of installation, alteration or repair is over, such place must be maintained as were before the work was done.

Common Areas and Facilities :-

Following described areas and facilities shall be treated as properties of all the family unit owners and each family unit owner shall have his/her interest and right in the said common areas and facilities, proportionate to his/her ownership percentage as described in detail, hereinafter. The following common areas and facilities located throughout the building.

- a) The parcel of land described in the Schedule of this deed.
- b) The overhead water tank constructed on the top of "AMRUT DARSHAN" building.
- c) The underground water tank constructed on ground space along with the electrical motor fittings and plumbing system thereof in the "AMRUT DARSHAN" building and municipal water connection.
- d) Plumbing networks throughout the said "AMRUT DARSHAN".
- e) Electric wiring of all the common spaces upto the entrance of each family unit along with electric supplies upto meter box.
- f) Compound wall with gates.
- g) Lift
- h) Foundation columns and roofs along with all common walls, as shown on the plan as

The open ground space around existing building will be the common ground space available to the said "AMRUT DARSHAN" and which shall be used as an access for the entrance of the said "AMRUT DARSHAN" as well as ground space available to with the right to enjoy it as an open space only without causing any obstruction thereon so as to cause any hurdle for moving ground other vacant parts of the said property therefore the right for enjoyment of the common open space is granted under this Deed of Declaration as said property, therefore, the right for enjoyment of the common areas and facilities.

Restricted Areas and Facilities :-

(A) That the right, title and interest of each owner of a family units in the General, Common Areas and Facilities listed above and their proportionate shares in the profits and common expenses in the said general common areas and facilities as well as proportionate representation for voting purposes located on each floor of the said "AMRUT DARSHAN" will be decided and calculated on the basis of the following mentioned



percentage of ownership. In case a decision is required to be taken in respect of any issue relating to the said "AMRUT DARSHAN" each family unit owner will have the voting rights as per the percentage of voting as mentioned hereunder:

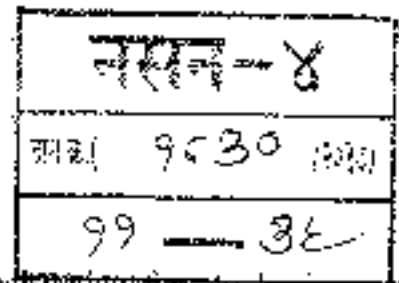
Family Unit No.	Carpet Area (Sq. mtrs.)	Voting Percentage
<u>Family Units -</u>		
<u>First Floor</u>		
01) Flat No. 01	45.00	8.42 %
02) Flat No. 02	44.73	8.73 %
03) Flat No. 03	56.62	6.85 %
<u>Second Floor</u>		
04) Flat No. 04	45.00	8.42 %
05) Flat No. 05	52.00	9.73 %
06) Flat No. 06	56.62	6.85 %
<u>Third Floor</u>		
07) Flat No. 07	45.00	8.42 %
08) Flat No. 08	52.00	9.73 %
09) Flat No. 09	56.62	6.85 %
<u>Fourth Floor</u>		
10) Flat No. 10	45.00	8.42 %
11) Flat No. 11	50.00	9.73 %
12) Flat No. 12	56.62	6.85 %

(B) The proportionate representation for voting purposes provided here in above may be limited in accordance with the provisions of the bye-laws attached hereto as Exh. "B".

(C) Apartment and the percentage of undivided interest in the common areas and facilities appertaining to each apartment (each apartment) are not encumbered in any manner whatsoever on the date of this declaration.

12. The said scheme of "AMRUT DARSHAN" is hereby declared as per the provisions of "The Maharashtra Apartment Ownership Act, 1970" that interest and title of each family unit owner is described in detail and the said common areas and facilities are described in detail in the said scheme for the administration of the "AMRUT DARSHAN" bye-laws are provided as per Exh. "B".

13. That as appears above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that the family units of the first, second, fourth floors may be conveyed and registered as individual properties capable of independent use, on account of each, having its own exit to a restricted common area and facility of the building each family unit owner having an exclusive and particularly light, title and interest over his/her respective unit and in addition the specified undivided interest in restricted common areas & facilities.



14. That for the purpose of stamp duty and registration fees to be imposed on registration of this Deed in the Registrar of Declaration and Deeds of Apartment as per U/s.13(5), the value of "AMRUT DARSHAN" condominium has been considered as per agreement for sale of each flat owner out of the said building. Land and building is valued on the basis of Agreement for Sale executed in favour of Purchasers. That for the purpose of Regn. of this Deed of Declaration Stamp of Rs.500/- is used. The Building is described as "AMRUT DARSHAN".

15. That the general and or restricted common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof

16. That the percentage of the undivided interest in the said common areas and facilities and restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the Apartment owners expressed in amendment to this declaration duly registered

17. That the undivided interest in the said common areas and facilities and restricted common areas and facilities shall not be separated from the family unit to, which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

18. That each Apartment owner shall comply with the provisions of this declaration, the bye-laws decisions and resolutions of the Association of Apartment owners or its representatives and failure to comply with any such provisions, decisions or resolutions shall be ground for an action to recover sums due for damages or for injunctive relief.

19. That the dedication of the property to plan of Apartment Ownership herein shall not be revoked or the property removed from the plan of apartment ownership or any of the provisions herein amended unless all of the Apartment owners and the Mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the plan by duly registered instrument.

20. That no Apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by abandonment of his/her family unit.

21. All sums assessed by the Association, but unpaid for the share of the common expenses chargeable to any unit shall constitute a charge on such unit prior to all other charges except only (1) the charge, if any, on the unit for payment of Government or Municipal Corporation taxes or both and (2) all sums unpaid on a first mortgage of the apartment.

22. That all present or future owners, tenants, future tenants or any other person that might use the facility of the building in any manner are subjected to the provision of this declaration and that the mere acquisition or rental of any of the family units of the building or the mere act of occupancy of any of the said units shall signify that the



provisions of this declaration are accepted and modified. The respective family unit shall not be rented or given on lease and license or caretaker basis by the apartment owners thereof for transient or brief purpose, which shall be defined as (a) rental compensation or compensation for any period less than thirty days, or (b) on a rental or if the occupants of the family unit are provided customary hotel or boarding or lodging or paying-guest services other than the foregoing obligations. The Apartment Owners of the respective Family Unit have the absolute right to lease such unit on give or leave and license or caretaker basis provided the said lease or leave and license or caretaker basis is made subject to the conditions and restrictions contained in this declaration and further subject to the by-laws in fact attached hereto.

23. That if the property, subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repairs, reconstruction or disposition of the property shall be as provided by the Massachusetts Apartment Ownership Act, 1971.

24. That where a unit is sold by Mortgagee in exercise of his power of sale under a first Mortgage or by a court in execution of a decree in suit brought by a mortgage against the owner of such Unit, then neither the mortgagee nor the purchaser who acquires title to the said Unit in such sale or his successors or assigns shall be liable for assessment by the association which becomes due prior to the acquisition of title by such acquiree it being understood, however, that the above shall not be construed so prevent the Association of Apartment Owners from filing and obtaining charge for such assessments and enforcing same as provided by law and that such charge shall be subordinate to such mortgage.

25. That in a voluntary conveyance of a family unit, the Grantee of the Unit and his jointly and severally liable with the Grantors for all unpaid assessments by the Association of Apartment Owners, against the latter for their respective share of the common expenses up to the time of the grant of conveyance without prejudice to the Grantor's right to recover from the Grantors the amounts paid by the Grantor therefore. However, any such Grantee shall be entitled to a statement from the manager or Board of Managers of the Association, as the case may be, setting forth the amount of the unpaid assessments against the Grantors due to the Association and such Grantee shall not be liable for nor shall the said Unit conveyed be subject to a charge for any unpaid assessments made by the Association of Apartment Owners against the Grantors in excess of the amount therein set forth.

26. The amendment to this declaration will be effected after passing a resolution to that effect in the meeting of all the apartment owners and for such resolution the consent of each apartment owner of the same will be necessary and in pursuance of the resolution passed the Board of Managers will be entitled to effect such amendment if registered.

27. The service of the notices and all communications of any type of the correspondence will be made at the address above mentioned of the persons concerned until the addresses subsequently informed by the Apartment Owners to the Board of Managers in writing.

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IN WITNESS WHEREOF THE GRANTOR HAVE SIGNED ON THIS DAY DATE
AND YEAR FIRST MENTIONED ABOVE.

DRAFTED

M. Prakash

BY MF

SIGNED, SEALED & DELIVERED BY
THE WITHIN NAMED GRANTOR OWNERS

(1) Mr. Marudhar Nimu Patil

Through his Builder, Developer & G.P.A. Holder -

MR. PRAKASH GIRIDHAR AMRUTKAR



Marudhar N. Patil



(2) MR. PRAKASH GIRIDHAR AMRUTKAR

Prakash G. Amrutkar

(GRANTOR
OWNERS)

: IN THE PRESENCE OF :

WITNESSES :

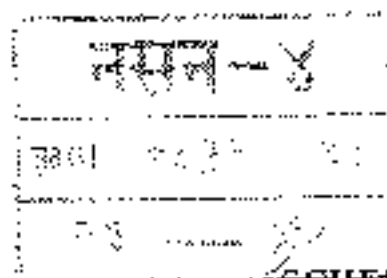
M. Prakash

1) *सुदेश कोलु-रावरी*

M. Prakash

2) *मनोहर रामचंद्र राव*





SCHEDULE OF THE SAID PROPERTY

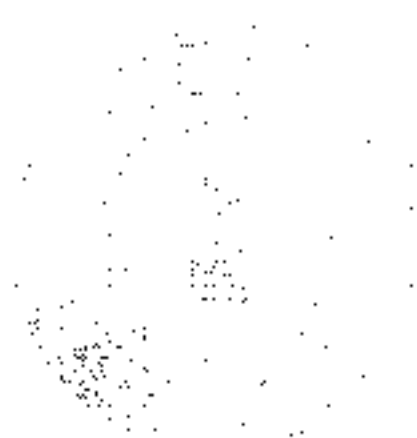
(Hereinafter referred to)

ALL THAT piece and pieces of "Non-agricultural" plot or land, bearing Plot No.-
20, area measuring 300.00 Sq. mtrs, assessed at Rs.14000 Rs., from & out of approved
Talegaon Dabhade Pattern Scheme of S. No.-328/2/20, area of m. PATHARD Tal. &
Dist. Nashik and within the limits of Nashik Municipal Corporation, Regn. & Sub-Regn.
Tal. & Dist. Nashik & which is bounded as under :-

On or towards East	=	Plot No.-32
On or towards West	-	9.00 mtrs. wide Colony Road
On or towards South	-	Plot No.-21
On or towards North	=	12.00 mtrs. wide Colony Road

All the said plot, property, together with its siting rights of easement, access, ways,
drainage, roads, open spaces with right of ownership.

(Sd/-) (Sd/-)



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EXHIBIT - " B "

BYE-LAWS OF "AMRUT DARSHAN" CONDOMINIUM

CHAPTER - I

1. Short Title and Application :-

These bye-laws may be called the bye-laws of the "AMRUT DARSHAN" condominium.

The provisions of these bye-laws apply to the "AMRUT DARSHAN" condominium.

All present or future owner, owners, tenants, future tenants, or their employees or any other person that might use the facilities of the building in any manner are subject to the regulation set forth in these bye-laws.

Mere acquisition or rental or taking or license of any of the family Units (hereinafter referred to as Units) of the building or mere act of occupancy of any of the said units shall signify that bye-laws are accepted, ratified and will be complied with.

2. Definition :-

i) In these bye-laws, unless the context requires otherwise -

a) "Act" means the Maharashtra Apartment Act, 1970.

b) "Association" means the association of all the Apartment Owners for the purpose of the Administration of "AMRUT DARSHAN" Condominium;

c) "Board" means a Board of Managers consisting of five persons all of them shall be owners of apartment in the "AMRUT DARSHAN" Condominium;

d) "Building" means the building located at Plot No.-20, from & out of S.No.-528/2/1/20, situated at PATHARDI, Tal. & Dist. Nashik and known as the "AMRUT DARSHAN" Condominium and includes the land forming part thereof.

e) "Declaration" means the Declaration, which the sole owner of the building or all the owners of the building have executed and registered as provided in Section 2.

f) "Majority of Owner" means those Owners holding 51 percent of the votes in accordance with the percentages assigned in the declaration.

g) "Owner" or "Apartment Owners" means the person owing the Apartment in the "AMRUT DARSHAN".

h) "Section" means a section of the Act;



1) "Unit" means a Family Unit in the "AMRUT DARSHAN" Condominium.

2) "Registrar" means the Registrar of Co-operative Societies.

3) Words and expressions used in these by-laws but not defined therein shall have the meaning respectively assigned to them in the Act.

3. Apartment Ownership :-

The building located at Plot No-20, from & out of S.No. 328/2, 1/20, situated at PATILWADI Tal. & Dist. Nashik known as "AMRUT DARSHAN" Condominium is submitted to the provisions of the Act.

4. Object of the Association :-

The objects of the Association shall be :-

a) To be and to act as the association of apartment owners of the building called "AMRUT DARSHAN" at Plot No-20, from & out of S.No. 328/2, 1/20, situated at PATILWADI Tal. & Dist. Nashik, hereinafter called as "the said building", who have filed their respective Declarations submitting their apartments to the provisions of the Act.

b) To invest or deposit money.

c) To provide for maintenance, repair and replacement of the common areas and facilities by contribution from the Apartment owners and if necessary by raising loans for that purpose.

d) To retain and run, or license, if possible, suitable portions of the common areas to owners and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulating the same for building up a Reserve Fund.

e) To provide for and do all and any of the matters provided in sub-section (2) of section 16;

f) To advance with the consent of the Apartment Owners any short term loans to any Apartment Owners in case of any emergent necessity and to provide for the repayment thereof from such or institutions;

g) To establish and carry on its own account or jointly with individuals or institutions, educational, physical, social and recreation for the benefits of the Apartment Owners.

h) To frame rules with the approval of the General Meeting of the Association and also, consulting the Competent Authority and may establish a provident fund and Gratuity Fund if necessary for the benefit of the employees of the Association.

i) To do all things necessary or any otherwise provide for their welfare expenditure for the attainment of the objects specified in these by-laws.

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j) The Association shall not act beyond the scope of its objects without duly amending the provisions of these bye-laws for the purpose.

5. **Members of Association :-**

i) All persons who have purchased apartments in the "AMRUT DARSHAN" condominium and executed respective Declaration U/s. 5, submitting their apartment to provisions of the Act shall automatically be the members of the Association and shall pay the sum of one rupee as entrance fee and may purchase at least one share of the face value of Rs. 100/- each. Each Apartment Owners shall receive a copy of the bye-laws on payment of one rupee.

ii) Upon any Apartment Owner selling his apartment or absolutely conveying the same by way of GIFT under his will or otherwise the Purchaser or Donee shall automatically become a member of the association and shall be admitted as a member on payment of the Entrance fee of one rupee. The shares held by an Apartment Owner shall be transferred to the name of such purchaser or Donee on payment of one rupee to the Association.

iii) On the death of the Apartment owner, his apartment shall be transferred to the person to whom he bequeaths the same by his will or to the legal representative of his estate and in case, he has not made any specific bequest of the apartment, the name of the legatee or the names of the legal representatives jointly shall be entered in the Register of Apartment Owners maintained by the Secretary for the purposes of administration of the "AMRUT DARSHAN" condominium as Apartment owner of Joint Apartment Owners. Where any Legatee is a minor, the Apartment owner shall be entitled to appoint a Guardian of such minor.

6. **Joint Apartment Owners:-**

Where an Apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the share of the Association shall be issued in their joint names, but, the person whose name stands in the share Certificate shall alone have the



Holding of one share Compulsory :-

Every Apartment owner must hold at least one share of the Association (joint apartment owner holding the shares jointly).

Disqualification:-

No Apartment owner shall be entitled to vote on the questions of the election of members of the Board or the President, Secretary, Treasurer or any other officer Bearer or be entitled to stand for election to such office. If he is in arrears of any sum due from him in respect of his contribution for common expenses for more than sixty days on the last day of the year proceeding the year in which the elections to the Board would take place.

CHAPTER - II

Voting, Quorum and Prorogues

9. Voting:-

Voting shall be on a pro-rata basis and the percentage of vote to which the owner is entitled is the percentage assigned to Family Unit or Units in the Declaration.

10. Quorum:-

Excepts otherwise provided in these by-laws, the presence in person of a majority of owners shall constitute a quorum.

11. Votes to be cast in person:-

Votes shall be cast in person.

CHAPTER - III

ADMINISTRATION

12. Powers and Duties of Association:-

The Association will have the responsibility of administering the "AMRUT DARSHAN" condominium, approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner. Except as otherwise provided, resolutions of the association shall require approval by a majority of Owners, Casting Votes, in person.

13. Place of Meetings:-

Meeting of Association shall be held at a suitable place convenient to all owners as may from time to time designated by Association.

14. Annual Meetings:-

The First Annual Meeting of the Association shall be held in June. Thereafter, the annual meetings of the association shall be held on the 1st Sunday of June each succeeding year. At such meetings, there shall be elected by all of the apartment owners a Board of managers in accordance with the requirements of By-laws No.22. The owners may also transact such other business of the Association as may properly come before them.

15. Special Meetings:-

It shall be the duty of the President to call a special Meeting of the apartment Owners as directed by a resolution of the Board of Managers signed by a majority of the owners and having been presented to the Secretary or at request of the Housing Commissioner or as the case may be, the Registrar or any officer duly authorized by him to this behalf. The Notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special Meeting except, as stated in the Notice, without the consent of Three-Fifths of the owners present in person.

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16. Notice of Meetings :-

It shall be the duty of the secretary to mail or send a Notice of each Annual or Special Meeting, stating the purpose thereof, as well as, the time and place where it is so held, to each Apartment owner: at least 2 days, but not more than 7 days prior to such meeting. The mailing or sending of a Notice in the manner provided in this bye-laws, shall be considered Notice served. Notice of all meetings shall be mailed or send to the Housing Commissioner or as the case may be, the Registrar.

17. Adjourned Meetings :-

If any meeting cannot be organized because a quorum has not attended, the Owners who are present, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called for. If at such a adjourned meeting also, no quorum is present, the owners present in person, being not less than two shall form a quorum.

18. Order of Business :-

The Order of business at all meetings of the Owners of Units shall be, as follows:-

- Roll call.
- Proof of notice of Meeting or waiver of Notice.
- Reading of minutes of proceeding Meetings.
- Report of Officers.
- Report of the Housing Commissioner or the Registrar or of the office duly authorized by them, if present.
- Report of Committees.
- Election of Board of Managers.
- Unfinished business, if any.
- New Business.

CHAPTER - IV

BOARD OF MANAGERS



Management of Association :-

A Board of Managers shall govern the affairs of the Association.

Power and Duties of the Board of Managers :-

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things, as are required by law or by these bye-laws directed to be exercised and done by the owners.

21. Other Duties :-

In addition to the duties imposed by these Bye-laws or by resolutions of the Association, the Board shall be responsible for the following that is to say :-

- Care, upkeep and surveillance of the "AMRUT DARSHAN" condominium and the common areas and facilities and the restricted common areas and facilities;

30) Duties of the Board of Management from Owners:

- a) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the "AMRUT BHARSHIYA" condominium for common areas and facilities.
- b) To provide for the manner in which the audit and accounts of the Association shall be carried out.
- c) To oversee the monies kept by the Secretary under the Treasurer and examine the Registers and accounts books and to take steps for the recovery of all sums due to the Association;
- d) To sanction working expenses, count cash balance and deal with other miscellaneous business;
- e) To see that the cash book is written promptly and is signed daily by one of the members of the Board duly authorized in this behalf;
- f) To hear and deal with the complaints.

31. Appointment of a Manager :-

The Board may employ for the Association a manager of 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 bye-law No. 21.

32 Election and Term of Office :-

At the first Annual General Meeting of the Association, the term of office of two Managers shall be fixed for three years. The term of office of one manager shall be fixed at one year. At the expiration of the initial term of office of each respective Manager, his 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 lesser Board is constituted, the terms of office should be established in a similar manner so that they will expire in different years)

34 Vacancies :

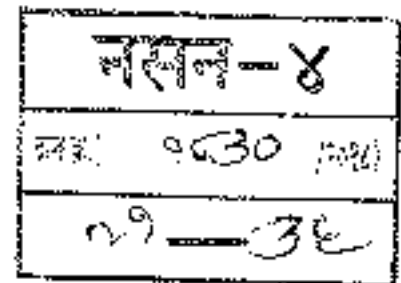
Vacancies in the Board caused by any reason other than removal of manager or a vote of the Association shall be filled by vote of majority of remaining Managers even though they may constitute less than a quorum and each person so elected shall be a manager until a successor is elected at the next annual meeting of the Association.

35. Removal of Manager :-

At any regular special meeting, duly called, one or more of the managers may be removed with or without cause by a majority of the Apartment Owners and a successor may then and there be elected 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 such meeting.

36. Organization of Meeting :-

The first meeting of the newly elected Board shall be held within 30 days of election in such place as shall be fixed by the managers at the meeting at which managers were elected and no Notice shall be necessary to newly elected Managers in order to begin conduct such meeting, provided a majority of the whole Board shall be present.



27. **Regular Meetings :-**

Regular meetings of the Board may be held at such a time and place, as shall be determined from time to time by a majority of Managers personally or by mail, or telegraph at least three days prior to the day named for such meetings.

28. **Special Meetings :-**

Special Meetings of the Board may be called by the President on three days Notice to each Manager, given personally or by mail or telegraph, which Notice shall state the time place (as heremabov provided) and purpose of the meeting. Special meeting 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 written waive Notice of such meeting and such a waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting by him or 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 meetings.

30. **Quorum :-**

At all meetings of the Board, one third of the Total strength of the managers shall constitute a quorum for the transaction of business and the acts of the 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 be less than a quorum present, may adjourn the meeting from time to time. At any such adjourned meeting, 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

31. **Fidelity Bonds :-**

The Board may require that all officers and employees of the Association handling or responsible for Association funds furnish adequate fidelity bonds. Association shall pay the premiums on such bonds.

CHAPTER - V

OFFICERS

Designation :-

The principal officers of the association shall be President, a Vice President, A Secretary and Treasurer, all of whom shall be elected from the Board. The Board may appoint an Assistance Treasurer and an Assistant Secretary and such other officers, as in their judgment may be necessary. (in the case of an Association of one Hundred Owners or less, the office of Treasurer and Secretary may be filled by the same person.)

33. **Election of Officers :-**

The officers of the Association shall be elected annually by Board of the Organization meeting of each new Board and shall hold offices at the pleasure of the Board.



32. Removal of Officers :-

Upon an affirmative vote of a majority of the members of the Board, any officers may be removed either with or without any cause and his successor elected at any regular meeting of the Board or in any special meeting of the Board called for such purpose.

33. President :-

The President shall be 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 a President of an Association, including but not limited to the power to appoint Committees from among the 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.

34. 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 as 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.

35. Secretary :-

The Secretary shall keep the Minutes of all meetings of the Board and 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 the entire duties incidental to the office of secretary.

36. Treasurer :-

The Treasurer shall be responsible for the Association's funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in the books belonging to the Association. He shall be responsible for the deposit of all moneys and the Board may from time to time designate other valuable effects in the name and to the credit of the Association in such depositions as.

CHAPTER - VI

OBLIGATIONS OF THE APARTMENT OWNERS

37. Assessments :-

All owners are obliged to pay monthly assessments imposed by the Association to meet all expenses relating to the "AMRUT DARSAN" condominium, when they have an insurance mentioned for the 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 in the Declaration. Such assessments shall include monthly payments to a General Operating Reserve, for Reserve Fund for replacements.



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40. Maintenance and Repair :-

i) Every owner must perform promptly, all maintenance and repair work within his own, Unit, which if omitted would affect the "AMRUT DARSHAN" Condominium in entirely or in a part belonging to other owners being expressly responsible for the damages and Liabilities that his failure to do so may endanger.

ii) All the repairs of internal installations of Unit such as Water, Light, Gas, Power, Sewage, Telephones, Air-conditioners, Sanitary Installations, Doors, Windows, Lamps and all other accessories belonging to the Unit area shall be at the expense of the apartment owners concerned.

iii) An owner shall reimburse association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.

41. Use of Family Units - Internal changes :-

i) All units shall be utilized for residential purposes only.

ii) An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association, in writing, through the President of the Board, if no Manager is employed.

iii) The Association shall have the obligation to answer within thirty days and failure to do within the stipulated time shall mean that there is no objection to the proposal modification, alteration or installation.

42. Use of Common Areas and Facilities :-

An owner shall not place or cause to be placed in the lobbies, vestibules, staircase, elevators and other areas of "AMRUT DARSHAN" Condominium and facilities of a similar nature both common and restricted, any furniture's, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

43. Right of Entry :-

i) 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 threatening his unit whether the owner is present at the time or not :

ii) An owner shall permit other Owners or their representatives when so required to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical, electrical services provided than request for entry is 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.

Rules of Conduct :-

i) No resident of the "AMRUT DARSHAN" condominium shall post any advertisement or posters of any kind in or on the building except as unauthorized by the Association.



iii) Residents shall exercise extreme care about making noises or the use of musical instrument, radiators, televisions and amplifiers that may disturb others. Resident keeping domestic animals shall abide by the Municipal Sanitary by-laws or regulations.

It is prohibited to throw hats, garments, rugs etc. from the windows, balconies or from any of the facades of the "AMRUT DARSHAN" Condominium.

iv) It is prohibited to throw any etc. from the windows or to clean rugs etc. by beating on the exterior part of the said condominium.

v) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service area. If such installations are not provided, all garbage or trash shall be collected in a vessel and thrown in the Municipal Dump.

vi) An Owner, Resident or Guest shall not allow for electrical or telephone installation, television antenna, machine or air-conditioner units, units etc. on the exterior of the "AMRUT DARSHAN" condominium or that protrude through the walls or the roof of the Condominium except as authorized by the Association.

CHAPTER - VI

FUNDS AND THEIR INVESTMENT

45. Funds :-

The Association in all or any of the following ways may raise funds, namely :-

- a) By share;
- b) By contributions and donations from the apartment owners;
- c) By raising loans, if necessary, subject to such terms and conditions, as the Association with the approval of the competent Authority, may determine in his behalf.

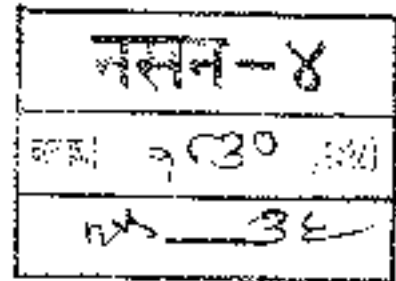
46. Investments :-

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

- a) In the Central Co-operative Bank or in the State Co-operative Bank, or in the Nationalized bank;
- b) In any of the securities specified in Section 20 of the Income Tax Act, 1932;
- c) In any Co-operative bank other than those referred to in clause (a) of this bye-law or in any Banking company approved for this purpose by the Association.

47. Affiliation :-

Should there be any Federation of Apartment Owners in the locality in which the "AMRUT DARSHAN" 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 :-

i) A banking Account shall be opened by the Association 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.20/- shall be made by cheque signed by the Secretary and one member and on the Board.

ii) Each Apartment owner shall have pass book in which the secretary shall enter amounts paid to 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.

iii) The Association shall on or before 31st July in each year publish an audited Annual Financial Statement in respect of the common areas and a facilities containing :-

a) the profits and loss account;

b) the receipts and expenditure of the previous financial years ;

c) a summary of the property and assets & liabilities of the common areas & facilities of the Association in giving such particulars as will disclose the general nature of these liabilities & assets and how the value of fixed assets, has been arrived at ;

iv) The audited financial statement shall be open to the inspection of any member of the Association during the office hours and in the Office of the Association and a copy thereof, shall be submitted to the competent Authority not later than 15th August, of every year.

v) Every financial statement shall be accompanied by a complete list of the owners. There shall be also accompanying the financial statement in a similar list of loans. The financial statement shall state upto what date, profits and expenses of areas 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 accounts of the Association to be prepared by the Board's, as hereinabove provided and shall examine the annual return 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, wrong, 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 common areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the Accounts which appear to him to require notice.



CHAPTER - VIII

MORTGAGEES

52. Notice of 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 Book entitled "Mortgagees of Unit".

53. Notice of Unpaid Assessments :-

The Association shall at the request of a Mortgagee of a Unit Report any unpaid assessments due from the owner of such Unit.

CHAPTER - IX

COMPLIANCE

54. Compliance :-

These by-laws are sufficient 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 every Decree of instrument in 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 authorized by the Association in that behalf.

CHAPTER - X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. Amendments of By-laws :-

These by-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by Owners representing at least 75% of the Total value of all units in the "AMRUT DARSHAN" Condominium, as shown in the Declaration.

$$\frac{1}{2} \left(\frac{1}{2} \right)^2 = \frac{1}{8} \quad \text{and} \quad \frac{1}{2} \left(\frac{1}{2} \right)^2 = \frac{1}{8}$$

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संख्या - १० दिनांक ११/११/१९



777-244-2444



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा बापर करणे बाबतचा दाखला

(पूर्ण/अपूर्णः)

नामक क्र./नवि २०७३५/१९६८८

दिनांक: १५/१२/२०१८

No. A

20735

श्री/श्रीमती श्री. मुरवईकर (ज. वसिष्ठ नं. १०००, श्री. पंकज)
शिवाजी अमृतकर

संदर्भ: तुमचा दिनांक ०६.१.१९/२०१८ या सार्ज क्रमांक २०७३५/ओसी/१९६८८

महाराज,

दिल्या देण्यात येतो की २०७३५ - शिवाजी / शिवाजी, स. न. ३२८/२/१/२०

लॉट नं. २० मधील इमारतीच्या मल पाकिंग न-चार मीटर

मालकाने इमारतीच्या बांधकाम परवानगी क्र २०७३५/२४८/२३८८ दिनांक १०/१०/२०१८ अन्वये

दिल्याप्रमाणे अमृतकर / शिवाजी / मुरवईकर, श्री वसिष्ठ अमृतकर

यांचे निदेशनाखाली पूर्ण झाले असून निवासी/निवृत्त/शैक्षणिक कारणास्तरी खालील अटी शर्तीस अधीन राहून

इमारतीचा बापर करणेस परवानगी देण्यात येत आहे.

१. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

२. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

३. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

४. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

५. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

६. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

७. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

८. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

९. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१०. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

११. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१२. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१३. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१४. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१५. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१६. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१७. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१८. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

१९. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

२०. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

२१. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

२२. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर

२३. या इमारतीच्या बापर करणेस परवानगी देण्यात येत आहे. २०७३५/२४८/२३८८ - श्री. मुरवईकर



कार्यकारी अधिकारी

नगर स्वच्छता विभाग

नाशिक महानगरपालिका



SELF ATTESTED
BY ME

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* * *

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• • •

102

• • • • •

— *Journal of the American Medical Association*, 1997

[illegible]

... ..

[illegible]

the 1990s, the number of people in the world who are under 15 years of age is expected to increase by 1.5 billion, from 1.1 billion in 1990 to 2.6 billion in 2010. The number of people aged 65 and over is expected to increase by 1 billion, from 350 million in 1990 to 1.4 billion in 2010. The number of people aged 15-64 is expected to increase by 1.5 billion, from 2.5 billion in 1990 to 4.0 billion in 2010. The number of people aged 65 and over is expected to increase by 1 billion, from 350 million in 1990 to 1.4 billion in 2010. The number of people aged 15-64 is expected to increase by 1.5 billion, from 2.5 billion in 1990 to 4.0 billion in 2010.

[illegible]

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— 11 —

• *Journal of the American Medical Association*, 2000; 283: 2686-2692

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[illegible]

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Journal of Interpersonal Violence 27(6)

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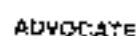
2003 年 12 月 1 日

1. *Staphylococcus aureus* (ATCC 12228) and *Staphylococcus epidermidis* (ATCC 12228) were grown in TSB medium.

Figure 2.

[illegible]
$$= \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$

Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains. The number of transformed cells was determined by the number of colonies obtained on the selective medium. The results are the mean of three independent experiments. Error bars represent the standard deviation.



BAR COUNCIL OF
MAHARASHTRA & GOA
HIGHER COURT, BOMBAY
22-2207-2208 2255-2260



NAME: John Anthony Oliver
RESIDENCE: 1400 Oak, Seattle
MOLLING: MAH/ 732/2002
ENROLLED ON: 19-08-8003
DATE OF BIRTH: 10-10-1930

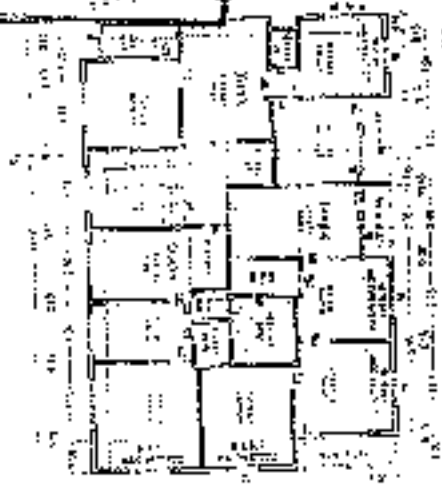
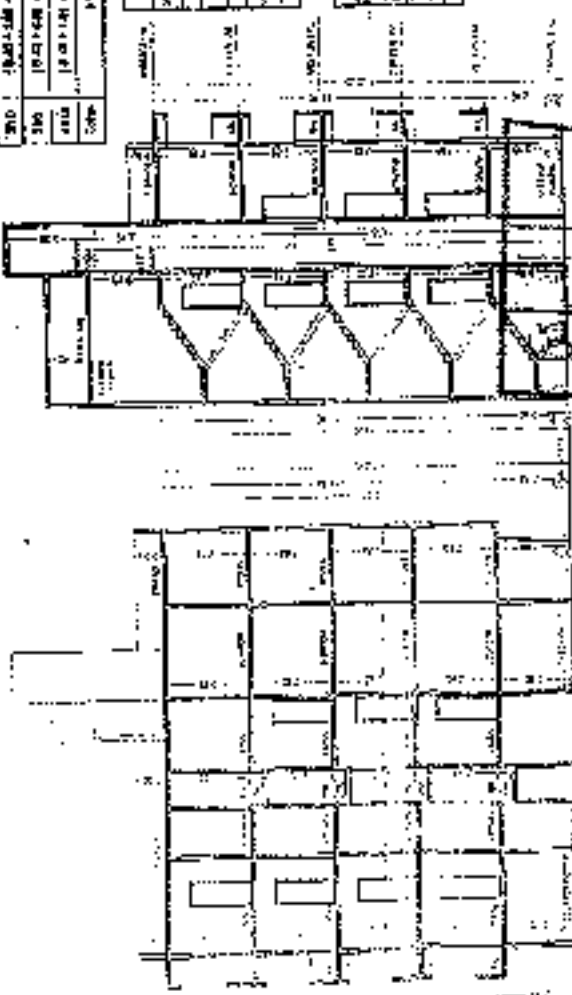
413CR8-2P:

SELF-APPROVED



0.05496 mol/L NaOH solution.

Author's address: Department of Psychology,
University of Illinois at Chicago,
Chicago, IL 60607-7181, USA.
E-mail: jay@uic.edu


$$\frac{K_T \cdot T_{ms}}{C_T \cdot [T]}$$
$$\frac{\text{UNIT FIVE: 4}}{\text{CJ 115}}$$
[illegible]

Case	Model	Good	Bad	Model
1	1.1712	1132	1132	1132
2	1132	1132	1132	1132
3	1132	1132	1132	1132
4	1132	1132	1132	1132
5	1132	1132	1132	1132
6	1132	1132	1132	1132
7	1132	1132	1132	1132
8	1132	1132	1132	1132
9	1132	1132	1132	1132
10	1132	1132	1132	1132
11	1132	1132	1132	1132
12	1132	1132	1132	1132
13	1132	1132	1132	1132
14	1132	1132	1132	1132
15	1132	1132	1132	1132
16	1132	1132	1132	1132
17	1132	1132	1132	1132
18	1132	1132	1132	1132
19	1132	1132	1132	1132
20	1132	1132	1132	1132
21	1132	1132	1132	1132
22	1132	1132	1132	1132
23	1132	1132	1132	1132
24	1132	1132	1132	1132
25	1132	1132	1132	1132
26	1132	1132	1132	1132
27	1132	1132	1132	1132
28	1132	1132	1132	1132
29	1132	1132	1132	1132
30	1132	1132	1132	1132
31	1132	1132	1132	1132
32	1132	1132	1132	1132
33	1132	1132	1132	1132
34	1132	1132	1132	1132
35	1132	1132	1132	1132
36	1132	1132	1132	1132
37	1132	1132	1132	1132
38	1132	1132	1132	1132
39	1132	1132	1132	1132
40	1132	1132	1132	1132
41	1132	1132	1132	1132
42	1132	1132	1132	1132
43	1132	1132	1132	1132
44	1132	1132	1132	1132
45	1132	1132	1132	1132
46	1132	1132	1132	1132
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61	1132	1132	1132	1132
62	1132	1132	1132	1132
63	1132	1132	1132	1132
64	1132	1132	1132	1132
65	1132	1132	1132	1132
66	1132	1132	1132	1132
67	1132	1132	1132	1132
68	1132	1132	1132	1132
69	1132	1132	1132	1132
70	1132	1132	1132	1132
71	1132	1132	1132	1132
72	1132	1132	1132	1132
73	1132	1132	1132	1132
74	1132	1132	1132	1132

DATE	DESCRIPTION	AMOUNT	BALANCE
1970	100.00	100.00	100.00
1971	100.00	200.00	200.00
1972	100.00	300.00	300.00
1973	100.00	400.00	400.00
1974	100.00	500.00	500.00
1975	100.00	600.00	600.00
1976	100.00	700.00	700.00
1977	100.00	800.00	800.00
1978	100.00	900.00	900.00
1979	100.00	1000.00	1000.00
1980	100.00	1100.00	1100.00
1981	100.00	1200.00	1200.00
1982	100.00	1300.00	1300.00
1983	100.00	1400.00	1400.00
1984	100.00	1500.00	1500.00
1985	100.00	1600.00	1600.00
1986	100.00	1700.00	1700.00
1987	100.00	1800.00	1800.00
1988	100.00	1900.00	1900.00
1989	100.00	2000.00	2000.00
1990	100.00	2100.00	2100.00
1991	100.00	2200.00	2200.00
1992	100.00	2300.00	2300.00
1993	100.00	2400.00	2400.00
1994	100.00	2500.00	2500.00
1995	100.00	2600.00	2600.00
1996	100.00	2700.00	2700.00
1997	100.00	2800.00	2800.00
1998	100.00	2900.00	2900.00
1999	100.00	3000.00	3000.00
2000	100.00	3100.00	3100.00
2001	100.00	3200.00	3200.00
2002	100.00	3300.00	3300.00
2003	100.00	3400.00	3400.00
2004	100.00	3500.00	3500.00
2005	100.00	3600.00	3600.00
2006	100.00	3700.00	3700.00
2007	100.00	3800.00	3800.00
2008	100.00	3900.00	3900.00
2009	100.00	4000.00	4000.00
2010	100.00	4100.00	4100.00
2011	100.00	4200.00	4200.00
2012	100.00	4300.00	4300.00
2013	100.00	4400.00	4400.00
2014	100.00	4500.00	4500.00
2015	100.00	4600.00	4600.00
2016	100.00	4700.00	4700.00
2017	100.00	4800.00	4800.00
2018	100.00	4900.00	4900.00
2019	100.00	5000.00	5000.00
2020	100.00	5100.00	5100.00
2021	100.00	5200.00	5200.00
2022	100.00	5300.00	5300.00
2023	100.00	5400.00	5400.00
2024	100.00	5500.00	5500.00
2025	100.00	5600.00	5600.00
2026	100.00	5700.00	5700.00
2027	100.00	5800.00	5800.00
2028	100.00	5900.00	5900.00
2029	100.00	6000.00	6000.00
2030	100.00	6100.00	6100.00
2031	100.00	6200.00	6200.00
2032	100.00	6300.00	6300.00
2033	100.00	6400.00	6400.00
2034	100.00	6500.00	6500.00
2035	100.00	6600.00	6600.00
2036	100.00	6700.00	6700.00
2037	100.00	6800.00	6800.00
2038	100.00	6900.00	6900.00
2039	100.00	7000.00	7000.00
2040	100.00	7100.00	7100.00
2041	100.00	7200.00	7200.00
2042	100.00	7300.00	7300.00
2043	100.00	7400.00	7400.0

DATE	TIME	LOCATION	WIND	SEA	TEMP	WIND	SEA	TEMP
10/10/1964	10:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	11:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	12:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	13:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	14:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	15:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	16:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	17:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	18:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	19:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	20:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	21:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	22:00	1000000	1000	1000	1000	1000	1000	1000
10/10/1964	23:00	1000000	1000	1000	1000	1000	1000	1000

NAME	LAST	FIRST	MIDDLE	DATE
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

2017-10-16 14:42:52

LOCATION PLATE

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2007年12月20日 星期四

341/1830

मंगळवार, 27 फेब्रुवारी 2018 2 15 म नं.

दस्त गोष्टबारा भाग-1

नमन4

38/38

रतन क्रमांक 1830/2018

रतन क्रमांक: नमन4 /1830/2018

वाजारा शुल्क: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

डु. नि. सत्र डु. नि. नमन4 यांच कार्यालय

पावती 2528

पावती दिनांक: 27/02/2018

अ. क्र. 1830 तर दि. 27-02-2018

सादर करणाऱ्याचे नाव श्री. मुरलीधर नीनु पाटील यांचे वर्फे
बिग्लर, देव्हळपूर व जनरल मुखेल्याद म्हणून श्री. प्रकाश गिरीधर
अमृतधर

वेळी 1:57 म.न वा हजर केला.

नोंदणी फी

रु. 100.00

रक्का हस्ताक्षरणी फी

रु. 720.00

गृहणी संख्या: 38

हस्ताक्षर

दस्त हजर करणाऱ्याची सही:

एकूण: 820.00

सहस्रिकाधिकारि अधिकारी-२

अ.शिक्षक-४

सहस्रिकाधिकारि अधिकारी-२

अ.शिक्षक-४

दस्ताचा प्रकार: डिक्लेरेशन

मुद्रांक शुल्क: प्रतिजालेख

शिष्टा. क्र. 1 27 / 02 / 2018 01 . 57 : 51 PM ची वेळ: (सहदीकरण)

शिष्टा. क्र. 2 27 / 02 / 2018 01 . 58 : 27 PM ची वेळ: (फी)





27/02/2018 2:20:38 PM

दस्त गोपवारा भाग-२

नमूनः

38/38

दस्ता क्रमांक: 1830/2018

दस्ता क्रमांक: नमूनः 1830/2018

दस्ताचा प्रकार: दिक्करीशन

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. पु. श्रीधर नीलु शाहील बांचे नई चिन्हा, देवदर व चंदरन मुखल्लार म्हणुन श्री प्रकाश शिरीधर अमृतकर पत्ता: प्लॉट नं. - माळ्या नं. - इना/तीचे नाव: -, ब्लॉक नं. - रोड नं. प्लॉट नंबर 88 मुख्य काजनी भावता नगर, मिरवो, नाशिक, महाराष्ट्र. पिन कोड 422012 ABGPA8967P	निवृत्त देणार वय: 57 प्राधम्य:		
2	भाव: श्री प्रकाश शिरीधर अमृतकर पत्ता: प्लॉट नं. - माळ्या नं. - इना/तीचे नाव: -, ब्लॉक नं. - रोड नं. प्लॉट नंबर 89 मुख्य काजनी भावता नगर, मिरवो, नाशिक, महाराष्ट्र. पिन कोड 422012 ABGPA8967P	निवृत्त देणार वय: 57 प्राधम्य:		

घणीत दस्तगोपवारा करून देणारा हयाकधीन दिक्करीशन चा दस्त देवत करून दिक्करीशन करवून करतात.
शिक्रा क्र.3 ची वेळ 27 / 02 / 2018 01 : 59 : 35 PM

ओळख:-

राज्य इमम इप्यम निबंधक जाल्या ओळखीचे अपुन दस्तगोपवारा करून देणा-यारा अन्वीश: ओळखनात, व त्याची ओळख पटविताना

अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव अंशुकिट मनेव सुरतीश्वर चव्हाण वय 36 पत्ता: बायली चेंचरी, चिन्हा न्यायालय, नाशिक पिन कोड 422012		

शिक्रा क्र.4 ची वेळ: 27 / 02 / 2018 02 : 30 : 14 PM

प्रमाणित करण्यात येते की,

या दस्तामध्ये एकूण 38 पाने आहेत.

शिक्रा क्र.5 ची वेळ: 27 / 02 / 2018 02 : 30 : 24 PM नोंदणी पुस्तक 1 मध्ये

सह मुख्य निबंधक सर्व-२

नाशिक-४.

सह मुख्य निबंधक सर्व-२

नाशिक-४. 1830/2018

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दिनांक 139 वा. 02. सन 2018

सह मुख्य निबंधक सर्व-२
नाशिक-४.



27/02/2018

सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. नशिन् 4

१९९ क्रमांक : 1830/2018

नोदणी :

Regn.E3m

गावाचे नाव : 1) पाथडी

(1) विलेखाचा प्रकार	डिव्हिजन
(2) लोडिंग	0
(3) वाजाराचा व(थडेपट्टेच्या वाजारापट्टाकार भावराणी देतो की पट्टेदार ते तथ(४.रावे)	1
(4) भू-मापन,गोदहिरा व घरकमांक (अनन्यास)	1) गावचे: नाथनाथिक मा.पा. इतर वरंग : , इतर माहिती , इतर माहिती. तुळडी जिल्हा नाथिक पोत तुळडी तालुका नाथिक पेकी नाथिक महालय. पालिका हद्दीतील भौ. मा. पावडी वा गांवचे शिवारातील सर्व्हे नंबर-328/2/1/20 पेकी व ज. क. म. क. वरान्वये तळेगाव ग्रामाई शेजारे अरगाव मंत्रालय आरुतमधील विनशेती प्लॉट नं-20, यांची क्षेत्र 300.00 चौ.मी. यावरील "अमृतदशन" चा इमारतीतील प्लॉट पिलकतीचे घोंगणपत्रा (Survey Number : 328/2/1/20 , Plot Number 20 ,)
(5) क्षेत्रफल	1) 300 चौ मीटर
(6) आकारणी किंवा जुनी देणदात असेल तेव्हा	
(7) दस्तऐवज करून देणा-यापलिकट ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयचा हक्कनामा किंवा आदेश अनन्यास प्रतिवादिचे नाव व पत्ता.	1) नाव:- श्री.सुरेशधर रीतू पाटील यांचे तर्फे विजय, डेव्हलपर व शरीर मूकन्याय म्हणून श्री.प्रकाश गिरीधर अमृतकर वर:-57: पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं. : , रोड नं. : प्लॉट नंबर 89, सुर्योदय कॉलनी, मावता नगर, मिहको, नाथिक, महाराष्ट्र. गाव:देऊ. पिन कोड:-422009 फोन नं:-ABGPA8987P 2) नाव:- श्री.प्रकाश गिरीधर अमृतकर वर:-57: पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं. : , रोड नं. : प्लॉट नंबर 89, सुर्योदय कॉलनी, मावता नगर, मिहको, नाथिक, महाराष्ट्र. गाव:देऊ. पिन कोड:-422009 फोन नं :- ABGPA8987P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अनन्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिवाणी दिनांक	27/02/2018
(10) दस्त नोंदणी केव्हापर दिनांक	27/02/2018
(11) अनुक्रम, खंड व गृह	1830/2018
(12) वाजाराचा प्रमाणे मुद्रक शुल्क	500
(13) वाजाराचा प्रमाणे नोंदणी शुल्क	100
(14) शंका	

दुय्यम निबंधक विचारात घेतलेला नपशत्र:-

भु.मा.पनाची आवश्यकता नसल्याने दस्तऐवज नमुना आवश्यक नाही

मुद्रक शुल्क आकारताना नियमनाम नसल्याने

Affidavit

सूची क्र. 11
नोंदणी नंतरची प्रथम प्रत
अखिल बरतणम नसल्याने
सह. दुय्यम निबंधक वर्ग-२
नाथिक-४

